

PB# 98-02

MANS, CLARENCE

9-1-10.62

98 - 2 Mans, Clarence Site Plan - Rt. 32
STORAGE AREA (Cuomo)

Approved 4-12-99

DATE January 9, 1998 RECEIPT NUMBER 98-2
 RECEIVED FROM Mans Brothers Realty, Inc.
 Address P.O. Box 247 - Vails Gate, N.Y. 12584
Seven Hundred Fifty 00/100 DOLLARS \$750.00
 FOR Site Plan Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	750	00	CASH		
AMOUNT PAID	750	00	CHECK	#3529	
BALANCE DUE	-0-		MONEY ORDER		

BY Mypa Mason, Secretary

DATE January 9, 1998 RECEIPT NUMBER 340912
 RECEIVED FROM Mans Brothers Realty Inc
 Address One Hundred and 00/100 DOLLARS \$100.00
 FOR Planning Board Application Fee
98-2

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH		
AMOUNT PAID			CHECK	#3528	100 00
BALANCE DUE			MONEY ORDER		

BY Dorothy H. Hansen

DATE March 29, 1999 RECEIPT NUMBER 98-2
 RECEIVED FROM Mans Brothers Realty, Inc.
 Address P.O. Box 247 - Vails Gate, N.Y. 12584
Fifty-Nine 10/100 DOLLARS \$59.10
 FOR 2% of \$2,955.00 Inspection Fee

ACCOUNT			HOW PAID		
BEGINNING BALANCE	59	10	CASH		
AMOUNT PAID	59	10	CHECK	#4288	
BALANCE DUE	-0-		MONEY ORDER		

BY Mypa Mason, Secretary

DATE 3/29/99 RECEIPT NUMBER 039132
 RECEIVED FROM Mans Brothers Realty, Inc
 Address One Hundred 00/100 DOLLARS \$100.00
 FOR P.B. # 98-2

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH	#4287	
AMOUNT PAID			CHECK	100.00	
BALANCE DUE			MONEY ORDER		

BY Town Clerk
Dorothy H. Hansen

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/13/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 98-2

NAME: MANS STORAGE AREA - RT. 32

APPLICANT: MANS, CLARENCE P.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/12/1999	PLANS STAMPED	APPROVED
08/12/1998	P.B. APPEARANCE . SCREENING TO BE SPLITRAIL FENCE W/PLANTINGS OF 3' - 4' PINE . TREES EVERY 10'	REVISE & RETURN WS
08/05/1998	WORK SESSION APPEARANCE	NEXT AGENDA
06/10/1998	ASKED TO RETURN TO P.B.	MUST AMEND S.P.
06/03/1998	WORK SESSION APPEARANCE	REVISE
03/25/1998	P.B. APPEARANCE . APPLICANT TO RETURN FOR EVALUATION 18 MONTHS FROM STAMPED . DATE OF APPROVAL	LA:ND APPR. COND
03/04/1998	WORK SESSION APPEARANCE	NEXT AGENDA
01/21/1998	WORK SESSION APPEARANCE	REVISE
01/07/1998	WORK SESSION APPEARANCE	SUBMIT APPLICATION
12/03/1997	WORK SESSION APPEARANCE	RETURN TO W.S.
11/05/1997	WORK SESSION APPEARANCE	RETURN TO W.S.
10/26/1994	P.B. APPEARANCE (DISCUSSION) . MARK TO RESEARCH VIOLATIONS ON PROPERTY - NEED D.O.T. HWY . PERMIT - RETURN TO W.S.	RETURN TO W.S.
10/19/1994	WORK SESSION APPEARANCE	RETURN TO W.S.
10/05/1994	WORK SESSION APPEARANCE	RETURN TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/13/1999

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LISTING OF PLANNING BOARD **SEQRA ACTIONS**

FOR PROJECT NUMBER: 98-2

NAME: MANS STORAGE AREA - RT. 32

APPLICANT: MANS, CLARENCE P.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/09/1998	EAF SUBMITTED	01/09/1998	WITH APPLICATION
ORIG	01/09/1998	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/09/1998	LEAD AGENCY DECLARED	03/25/1998	TOOK LEAD AGENCY
ORIG	01/09/1998	DECLARATION (POS/NEG)	03/25/1998	DECL.NEG. DEC
ORIG	01/09/1998	PUBLIC HEARING	03/25/1998	WAIVE P.H.
ORIG	01/09/1998	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/29/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 98-2

NAME: MANS STORAGE AREA - RT. 32

APPLICANT: MANS, CLARENCE P.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/09/1998	REC. CK. #3529	PAID		750.00	
01/14/1998	P.B. MINUTES	CHG	4.50		
03/25/1998	P.B. ATTY. FEE	CHG	35.00		
03/25/1998	P.B. MINUTES	CHG	54.00		
03/25/1998		CHG	0.00		
06/10/1998	P.B. ATTY. FEE	CHG	35.00		
06/10/1998	P.B. MINUTES	CHG	72.00		
08/12/1998	P.B. MINUTES	CHG	31.50		
02/11/1999	P.B. ENGINEER FEE	CHG	470.50		
03/29/1999	RET. TO APPLICANT	CHG	47.50		
		TOTAL:	750.00	750.00	0.00

L.R. 3/29/99

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/29/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 98-2

NAME: MANS STORAGE AREA - RT. 32
APPLICANT: MANS, CLARENCE P.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/11/1999	APPROVAL FEE	CHG	100.00		
03/29/1999	REC. CK. #4287	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/29/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 98-2

NAME: MANS STORAGE AREA - RT. 32

APPLICANT: MANS, CLARENCE P.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/11/1999	2% OF COST EST. \$2955.00	CHG	59.10		
03/29/1999	REC. CK. #4288	PAID		59.10	
		TOTAL:	59.10	59.10	0.00

SITE PLAN FEES - TOWN OF NEW WINDSOR
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:.....\$ 100.00

* * * * *

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ _____

MULTI-FAMILY SITE PLANS:

_____ UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$ _____

_____ UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS)....\$ _____

TOTAL ESCROW PAID:.....\$ _____

* * * * *

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00 (1)

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00
PLUS \$25.00/UNIT B. _____

TOTAL OF A & B:\$ _____

RECREATION FEE: (MULTI-FAMILY)

\$500.00 PER UNIT

_____ @ \$500.00 EA. EQUALS: \$ _____
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$ _____

2% OF COST ESTIMATE \$ 2955.00 EQUALS \$ 59.10 (2)

TOTAL ESCROW PAID:.....\$ _____

TO BE DEDUCTED FROM ESCROW: _____

RETURN TO APPLICANT: \$ _____

ADDITIONAL DUE: \$ _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765

MEMORANDUM

4 February 1999

TO: MYRA MASON, P.B. SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

**SUBJECT: MANS RT.32 STORAGE
REVIEW OF SITE COST ESTIMATE
N.W.P.B. PROJECT NO. 98-2**

qufz

I have reviewed the cost estimate prepared by Paul Cuomo for the subject application which received Planning Board approval.

Please note that the cost estimate is unacceptable since several items are missing or values are inconsistent with customary values accepted by the Board. As such, I have marked-up a copy of the estimate. My recommendation is that the Board accept a value of \$2955 as per the attached. Please have Mr. Cuomo accept the revised amount before the file is closed out.

I have attached a printout of the time billing for this project such that the closeout can proceed.

Please contact me if you have any further question.

MyraT98-2.doc
MJE/st

Paul V. Cuomo
Feb 16, 1999

AS OF: 02/11/99

PAGE 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NIWIN - TOWN OF NIW WINDSOR

TASK: 98 2

FOR WORK DONE PRIOR TO: 02/11/99

TASK-NO	RLC	DATE	TRAN	FMPI	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
98-2	114240	11/05/97	TIME	MJE	WS MANS RT 32	75.00	0.40	30.00			
98-2	116854	01/07/98	TIME	MJE	WS MANS RT 32	75.00	0.40	30.00			
98-2	116854	01/08/98	TIME	MJE	MC MANS RT 32 S/P	75.00	0.20	15.00			
98-2	117101	01/14/98	TIME	MJE	MC MANS 32	75.00	0.30	22.50			
98-2	117177	01/21/98	TIME	MJE	WS MANS RT 32	75.00	0.40	30.00			
								127.50			
98-2	118236	01/31/98			BILL 98-231 2/13/98					127.50	
										-127.50	
98-2	119421	03/04/98	TIME	MJE	WS MANS RT 32 STORAGE	75.00	0.40	30.00			
98-2	119592	03/10/98	TIME	MCK	CL MANS STORAGE RVW COM	28.00	0.50	14.00			
98-2	119644	03/10/98	TIME	MJE	MC MANS STORAGE W/RR	75.00	0.50	37.50			
98-2	120352	03/25/98	TIME	MJE	MM MANS 32 STOR COND AP	75.00	0.10	7.50			
98-2	120716	03/25/98	TIME	MJE	MC RT 32 STORAGE S/P	75.00	0.50	37.50			
								126.50			
98-2	120854	03/31/98			BILL 98-449 4/8/98					-126.50	
										126.50	
98-2	124450	06/01/98	TIME	MJE	MC MANS RT 32	75.00	0.40	30.00			
98-2	124454	06/03/98	TIME	MJE	WS RT 32 STORAGE	75.00	0.40	30.00			
98-2	124538	06/09/98	TIME	MJE	MC MANS	75.00	0.50	37.50			
98-2	124647	06/09/98	TIME	MCK	CL MANS RVW COMMENTS	28.00	0.50	14.00			
								111.50			
98-2	126376	07/13/98			BILL 98-793 7/15/98					-111.50	
										111.50	
98-2	128058	08/05/98	TIME	MJE	PM MANS RT 32 BI-ALLY	75.00	0.50	37.50			
98-2	128061	08/05/98	TIME	MJE	WS MANS RT 32	75.00	0.40	30.00			
								67.50			
98-2	129975	09/11/98			BILL 98-1016 9/18/98					-67.50	
										67.50	
98-2	139733	02/11/99	TIME	MJE	MC review cost est.	75.00	0.50	37.50			
					TASK TOTAL			470.50	0.00	-433.00	37.50
					GRAND TOTAL			470.50	0.00	-433.00	37.50

TOTAL P.03

MEMBER NY & CONNECTICUT BAR

PHILIP H. SCHNABEL
ATTORNEY AT LAW
P.O. Box 247
Rt. 94 & Old Temple Hill Road
Vails Gate, New York 12584
(914) 562-6003
Fax: (914) 562-6191

February 3, 1999

Mr. James Petro
Chairman
Town of New Windsor Planning Board
555 Union Ave.,
New Windsor, New York 12553

RE: MANS PROPERTY ROUTE 32

Dear Mr. Petro,

On August 12, 1998 The Planning Board approved the site plan for the above property, however, my client has yet to receive the approved, stamped plan.

Would you please have the clerk provide same?

Thank you for your attention to my request. If there are any questions please do not hesitate to contact me.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Philip H. Schnabel", with a long, sweeping horizontal line extending to the right.

Philip H. Schnabel

PHS/ps

Casey Manse



Dec 1, 1998

ESTIMATE

Rte 32 Lot Storage Property -

250' Full rail fence \$ 625.⁰⁰

25 3'-4' Evergreen trees \$ 650.⁰⁰

25 3' holes fence \$ 225

25 2' holes trees \$ 200.⁰⁰

Materials \$ 1700.⁰⁰

Labor \$ 300.⁰⁰

2000.⁰⁰



Casey Manse

98-2

CUOMO ENGINEERING
 2005 D ST. #704
 STEWART INTERNATIONAL AIRPORT
 NEW WINDSOR, NY 12553
 567-9145

Dec 1, 1998

ESTIMATE

SIDE SIGNS

Rte 32 Lot Storage Property - \$350

250' ^{split} ~~add~~ rail fence \$750 ~~\$625~~

~~25~~ 18 3'-4' Evergreen trees \$1350 ~~\$650~~

~~25~~ 220 3' ^{electric} ~~hole~~ fence \$330 ~~\$225~~

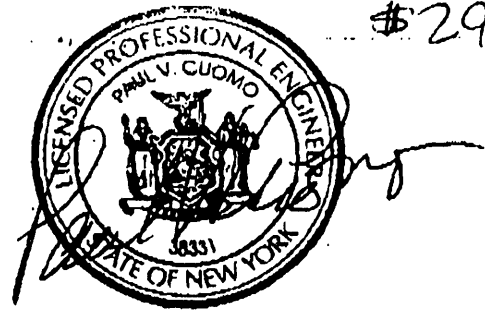
~~25~~ 10FT ^{gates} ~~hole~~ fence \$175 ~~\$500~~

Materials \$700 ~~\$700~~

Labor \$300 ~~\$300~~

\$2955

Fee \$60



MANS, CASEY - ROUTE 32 STORAGE AREA

Philip Schnabel, Esq. appeared before the board for this proposal along with Mr. Casey Mans.

MR. SCHNABEL: Paul gave me a revised plan, he's not here tonight, he gave me a revised plan. I'll put it up.

MR. PETRO: Revised in what way?

MR. SCHNABEL: I think that he showed a fence here that you wanted, but as far as I know, it was on the other plan. I don't know what the revision was. He had a workshop with Mark and he gave me this revised plan, so I really can't say what was revised on it.

MR. EDSALL: All right, well, depending on how you compare it, how far ago you compare it, I think the fire inspector's office asked that the parking lanes be delineated so there'd be space between the lanes.

MR. SCHNABEL: I appreciate your help because I don't know.

MR. EDSALL: I don't believe since the last time you have seen it there's been any change other than the fact that they were concerned about the screening at the workshop, is that correct?

MR. PETRO: Other than the trees, what was there?

MR. EDSALL: Everything else is as you last looked at it and the concern that Paul had passed on to me and Casey, you can confirm it, was a concern with regard to the proposal that Paul made about planting, what was the ten foot trees, eight foot trees?

MR. SCHNABEL: Mr. Petro made a proposal for 15 foot trees. We left it at ten foot at the, back in July 10 and there was another proposal for some brush or bushes and buckets, not really certain about that, but I wanted to make this point, I spoke with my client, he plans at some point to come before the planning board for revision of the site plan in the future so he can

construct or put up structures on the property. And to put in trees of that height to screen off the property would really be defeating its own purpose since that is prime property and it's prime for development. I've got some pictures here of the property as it is now and I think my client has worked pretty hard to make it presentable looking. Since our last meeting, I went before the court and the town attorney and Fire Inspector McDonald both assured the court that we had made substantial progress in correcting the conditions. But if I may, I know there was a comment made last time I was here about two cars up on the hill and I don't know, pass them around.

MR. STENT: When were these pictures taken?

MR. SCHNABEL: July 21st, I wrote it on the back.

MR. PETRO: I have the comments from the June 10 meeting. This is what we had asked of the applicant, define vehicles to be parked on the site, must be running condition, running being obviously if you were to hook up a battery charger or something, you don't have to turn it with a key, something that is in running condition, need some landscaping for screening the vehicles which we're discussing so we'll get back to you, that vehicle must be two axles, that we discussed, that should be a note on the plan, I don't know if it is on there.

MR. SCHNABEL: Correct.

MR. PETRO: Move the screening on the property and off the state right-of-way which on my plan has been done and want the trees to be at least ten feet high for screening, what are you proposing for the landscaping?

MR. SCHNABEL: My client proposes a split rail fence or a fence along the lines of the fencing that Gallagher, has about 200 feet north of the property which will provide I guess some aesthetic view without going to the expense and the trouble of putting up tall trees and then having to rip them down again. I believe that you can see from the pictures that as far as I can see and maybe the board agrees or disagrees the appearance

of the property is not all that bad, you know, when I was here last time, it was said that well, people coming in from Newburgh first thing they see is this lot. It's not for display, it's for storage, and I think that my client has in good faith according to my instruction is as I understood them from the board attempted to comply with your wishes.

MR. LANDER: I think that you hit the nail right on the head, storage.

MR. SCHNABEL: That is the reason we're here. Mark made it very clear that that was the reason that this project ran into trouble in prior years because it was display request and we specifically said it's not for display, it's for storage.

MR. LANDER: That is why Mr. Petro asked for screening there since it wasn't for, it was just for storage and not for public display, there'd be no problem putting up trees, some kind of screening.

MR. SCHNABEL: I understand and I understand there's a beautification commission in New Windsor, I have been informed of that and they want to try to upgrade the appearance of the town. I certainly have no problem with that but that is prime commercial property there, it's not going to stay as a storage area for these type of vehicles. My client certainly has got plans to come before the board to erect structures on that property at some point and to put up those size trees as screening would defeat his purpose and would not be in line with what the board wants either. I think that a reasonable accommodation could be plantings with some sort of a fence, such as Gallagher has or whatever you might wish, but put up 10 or 15 foot trees.

MR. PETRO: Put up a fence on the front property line and against that fence you're going to put what kind of shrubbery or trees, what's on your mind?

MR. SCHNABEL: I would say I'm not a landscaper so I'm going to be guided by what you're really suggesting, but something in tubs I guess that would be an attractive appearance. I really don't know. My wife's

the landscaper around my place. I'm not.

MR. MANS: If I might make a comment, a split rail fence such as Gallagher would certainly enhance the appearance somewhat if that is what we're looking for and perhaps as Agway has, Devitt's has there, they have some plantings in amongst the split rail, they've got I think boxes, they've got along there something like that could be done. However, as Mr. Schnabel just pointed out, this is not going to be a long term storage lot, I mean it isn't planned for that at all, we had to alleviate storage problems and we're already taking a lot of the things out disposing, dispersing of a lot of the units that are there and even the ones up in the back. So as we gain room and if we get the room which we applied for at Vails Gate at that, next to the old ambulance bay there we probably will be rid of those units a matter of the next year.

MR. PETRO: So you're going to put split rail fence and maybe every ten feet or so you'll have a planting such as a three or four foot pine tree or something like that?

MR. MANS: We can do that, if you deem it necessary, I mean.

MR. PETRO: Well, there is other powers that be and some of them deem it necessary so I'm trying to follow through and make everybody happy.

MR. LANDER: What about something that you can transplant?

MR. LUCAS: You can transplant the larger trees. It may be advantageous if you look into it, you can plant the 15 foot trees and move them. Taylor does it all the time. It's not something that can't be done by the time you price the fence and shrubbery.

MR. SCHNABEL: Well, if I may make a suggestion, I understand there's a beautification commission here in New Windsor that's trying to upgrade the appearance of the town, maybe get their suggestions.

MR. PETRO: Well, I have and the applicant doesn't want to do that.

MR. MANS: No, I would think that if we put a split rail fence, do something like Devitt's has done along their front.

MR. PETRO: But we have to define it, I don't want to leave it arbitrary.

MR. MANS: If you said we want three footers every ten foot, something like that.

MR. PETRO: Three to four footer every, along the front and come around the corner where the vacuum place used to be there.

MR. MANS: The other thing I would request though that we donated a piece of property to the sewer project there down below the hill and there isn't shrubbery one ever been planted, I don't know why we should beautify when the town doesn't beautify.

MR. PETRO: We have to start somewhere.

MR. MANS: The point is if you take a look at the pictures, you see the weeds around there, that is not shrubbery.

MR. PETRO: Donate a little more and go passed that.

MR. MANS: But the point still being that something along those lines, I mean.

MR. PETRO: Are you in agreement, split rail fence, every ten feet, a three or four foot shrub?

MR. MANS: Yes.

MR. PETRO: On the plan you're going to need to put the definition of vehicles to be parked on the site so the fire department can come down and make sure that it is proper which must be in running condition and be of two axles.

MR. MANS: Yes.

MR. PETRO: That needs to be on the plan so it can be honored.

MR. MANS: You don't want something with a third axle.

MR. PETRO: Normal vehicles.

MR. STENT: What about trailers, Low Boy haulers, Eager Beavers?

MR. PETRO: Anything that has two axles.

MR. STENT: Construction trailers would be okay?

MR. PETRO: If it has two axles. Trying to get away from tandems and school buses.

MR. MANS: We don't intend to put anything up there, two axles are fine, we want to move that unsightly stuff out rather than in as quickly as we can.

MR. PETRO: You have three items, one is the landscaping that is describing which would be split rail fence in the front of the property and 20 or 30 feet down the northern side going to be shrubbery every ten feet.

MR. MANS: You're putting shrubbery down along the side by the beauty supply place?

MR. PETRO: Yeah, just a certain amount, I'm saying 20 to 30 feet so use your judgment.

MR. MANS: Talking about putting a couple of them there?

MR. SCHNABEL: Split rail fence, shrubbery pots every three or four foot high?

MR. PETRO: Correct. The other two items you need to have a note on the plan saying that the description of the vehicles to be parked on the site must be in running condition and not be of more than two axles,

that is it nothing else, this is special use permit by the planning board and it's going to be run for one year, it will be under review in one year.

MR. SCHNABEL: Then this plan will be stamped once these conditions are put on the plan?

MR. PETRO: That's correct and it will be for one year and that is a standard we do one year for other lots.

MR. SCHNABEL: Last time it was 18 months.

MR. PETRO: I reduced it because others are also one year from the date of stamp, let's not run it from tonight.

MR. BABCOCK: Now, the fence and the landscaping you're going to have Paul put on the plan too?

MR. MANS: Yes.

MR. PETRO: Everything has to be on the plan including the minutes that were just said and the landscaping, no misunderstanding now one year?

MR. SCHNABEL: No.

MR. PETRO: Thank you.

MR. MANS: That does not prohibit us from putting non-motored vehicles like two wheeled trailers and stuff like that?

MR. PETRO: No, two axles, but the vehicles have to be in running condition, exactly what I said.

MR. MANS: If they go there, they are going to run there.

MANS, CASEY - ROUTE 32

MR. PETRO: Also, we're talking about Mr. Mans down next to Van Leuwen, I see a lot of cars parked in the lot in the last three days, do they have final approval? We never gave them final, they had to come back with a new landscaping.

MR. ARGENIO: Substantially more than were there two weeks ago.

MR. PETRO: Did we or did we not? I thought they had to come back with the revised site plan with some large trees.

MR. LUCAS: They did, they were supposed to come back.

MR. PETRO: You never stamped that plan, did you? Did you ever sign that plan?

MS. MASON: It's not signed, but I don't remember if it had final approval, I'd have to look.

MR. PETRO: We had discussed on the final and we had called him back in because there was some, a lot of interested parties wanting to know why it wasn't landscaped properly.

MR. STENT: If we gave him final.

MR. PETRO: Remember we had the big discussion.

MR. LANDER: Jim wanted 15 foot trees.

MR. PETRO: They have never come back in since then and wasn't just the trees, it was the fire department, remember Mr. McDonald showed up because when they go down to check on the site, there's no way to determine what vehicle is acceptable to us and what's junk, so I think we had made some restrictions, you have to go through the minutes and I don't remember what they were.

MR. ARGENIO: That is what I remember, they have to be operable and question of a vehicle needing a jump start

was acceptable, but outside of that, the vehicles had to have wheels and operable.

MR. PETRO: Number of axles and eliminate buses and tandems. Myra is going to check into it and see if they complied.

MR. LUCAS: Also on Mr. Mans on that corner house on that lot they are doing demo, did he, did they get a permit?

MR. BABCOCK: I'd have to check with Frank, I think they did cause he has called me on it.

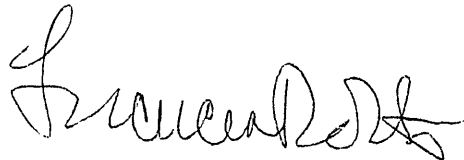
MR. PETRO: Myra is going to check on Mr. Mans. Anybody have anything else?

MR. LANDER: Motion to adjourn.

MR. ARGENIO: Second it.
ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

Respectfully Submitted By:



Frances Roth
Stenographer

MANS, CASEY - ROUTE 32

MR. PETRO: Also, we're talking about Mr. Mans down next to Van Leuwen, I see a lot of cars parked in the lot in the last three days, do they have final approval? We never gave them final, they had to come back with a new landscaping.

MR. ARGENIO: Substantially more than were there two weeks ago.

MR. PETRO: Did we or did we not? I thought they had to come back with the revised site plan with some large trees.

MR. LUCAS: They did, they were supposed to come back.

MR. PETRO: You never stamped that plan, did you? Did you ever sign that plan?

MS. MASON: It's not signed, but I don't remember if it had final approval, I'd have to look.

MR. PETRO: We had discussed on the final and we had called him back in because there was some, a lot of interested parties wanting to know why it wasn't landscaped properly.

MR. STENT: If we gave him final.

MR. PETRO: Remember we had the big discussion.

MR. LANDER: Jim wanted 15 foot trees.

MR. PETRO: They have never come back in since then and wasn't just the trees, it was the fire department, remember Mr. McDonald showed up because when they go down to check on the site, there's no way to determine what vehicle is acceptable to us and what's junk, so I think we had made some restrictions, you have to go through the minutes and I don't remember what they were.

MR. ARGENIO: That is what I remember, they have to be operable and question of a vehicle needing a jump start

July 22, 1998

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was acceptable, but outside of that, the vehicles had to have wheels and operable.

MR. PETRO: Number of axles and eliminate buses and tandems. Myra is going to check into it and see if they complied.

MR. LUCAS: Also on Mr. Mans on that corner house on that lot they are doing demo, did he, did they get a permit?

MR. BABCOCK: I'd have to check with Frank, I think they did cause he has called me on it.


MR. PETRO: Myra is going to check on Mr. Mans. Anybody have anything else?

MR. LANDER: Motion to adjourn.

MR. ARGENIO: Second it.
ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

Respectfully Submitted By:



Frances Roth
Stenographer



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

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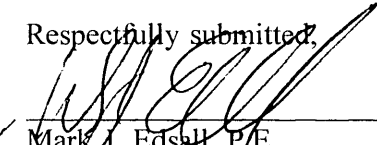
REVIEW NAME: MANS-STORAGE AREA SITE PLAN
PROJECT LOCATION: NYS ROUTE 32 (NEAR FERN AVENUE)
SECTION 9-BLOCK 1-LOT 10.62
PROJECT NUMBER: 98-2
DATE: 10 JUNE 1998
DESCRIPTION: THE APPLICATION PROPOSES TWO (2) VEHICLE STORAGE
AREAS ON THE 13.4 +/- ACRE PARCEL ON THE WEST SIDE
OF ROUTE 32 (JUST SOUTH OF THE CITY OF NEWBURGH).

1. The Applicant was requested to return to this meeting to clarify certain issues with regard to the site plan approval granted on 25 March 1998.

The plan has been revised to depict vehicle storage area limits with 30' fire lanes on the sides and cross-lanes of 20' width. Vehicle storage areas are double row maximum. In addition, the Applicant has depicted new warning signs for the electric fence, and has relocated the site sign (no sales sign) to the front of the lot and has defined the dimensions of the sign. The notes have been revised to include a restriction that all vehicles must be operational, with two (2) axles.

2. To my understanding, an outstanding issue is screening of the site, which has not yet been depicted and should be discussed between the Applicant and the Board.
3. If the Board reaches additional agreements and clarifications with the Applicant at this meeting, I will be pleased to review the plan to verify inclusion on the final plan to be stamped.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:MANS5.mk

REGULAR ITEMS:

MANS, CASEY SITE PLAN (98-2) WINDSOR HIGHWAY

Phillip Schnabel appeared before the board for this review.

MR. PETRO: Gentlemen, are you aware of why you are back here again?

MR. SCHNABEL: No, to be very frank, March 25, I thought we had site plan approval and the only stipulation was I understood that the plan had to be stamped and put on it that we had to come back in 18 months from the date of the stamp for the review and then I heard last week that there had been some problems, I don't know but I don't know why we're here.

MR. PETRO: We have had a number of, complaints aren't the right word, but I would say that interested parties that were concerned. Again, we go back to the word junk yard which we had described and tried to describe in the first appearance and which is a major concern of I assume the client and applicant and also resident of the Town of New Windsor. Since then, I believe there's been some vehicles that have been parked down there and already we have seen that they are not vehicles that would be deemed as valuable vehicles to members of the town and they may be to your client so that is a very fine line that we're trying to draw there. We understand that and we're sensitive to that so what we're trying to do is redefine or more define that process on what we're looking for tonight so we can head off any problems, i.e., from town officials, local people, and/or fire department so we want to get it more defined.

MR. LANDER: What type of vehicles were seen there?

MR. PETRO: We had, well, vehicles maybe with no tires on them or no wheels or in disrepair.

MR. LANDER: I thought I seen two automobiles up on top of the hill, they were classics, yeah.

MR. PETRO: I want to make known for the minutes that we do have Mr. John McDonald from the New Windsor Fire Department in the audience and I will call upon him if need be to help me out with this applicant, his department will be vital part of enforcing this application. What we need to do is define the vehicles that are going to be there and by define, I come up with maybe the town attorney and couple other parties as vehicles that are running condition to alleviate right now you can park a vehicle that has no engine in it, no tires, you know, any type of vehicle is a vehicle, it could be a bus, it could be a tractor trailer, a vehicle is a vehicle. It could be a go-cart of some kind. So we're going to try to limit that to something that we can live with and I say we, again, the town officials and also the people who live in the town have to ride passed this spot every day on Route 32. It's a very, very visible spot coming in from Newburgh. The second part of tonight also I want to go over the landscaping end of it which you really didn't do much with because we felt that the property was a little low and the landscaping would not really enhance people not being able to see in their property. Since then, I have gone down to the site again myself, I looked at it and I don't believe that it is that low that we can't put something there to help screen some of the vehicles that are going to be there. Maybe a five foot shrub will not work but maybe some 15 foot shrubs will work. We need something along Route 32 to screen the vehicles. That is two thoughts that I have. John, you want to help us out a little bit like you have already made a visit to the site, correct?

MR. MCDONALD: Yeah, numerous times.

MR. PETRO: In the capacity of your department and what did you find there that you were concerned about?

MR. MCDONALD: Presently, in the back part of the Honda Power Equipment which I believe would be lot 2, there's some trailer boxes that are back there, there's a bus back there, there's some R.V. vehicles that are back there, there is cars that are back there without fenders, motors, wheels, that type stuff and it was also junk back there, junk equipment and metal and

stuff that is all sitting in the back there.

MR. LANDER: Which lot are we talking about now?

MR. PETRO: I'm more talking about the lot where it says existing electric fence and forward, to start with.

MR. LANDER: That borders on Route 32?

MR. PETRO: That's correct. John, are you talking about more of the lot that is way in the back?

MR. MCDONALD: Yes.

MR. LUCAS: Behind the Honda.

MR. PETRO: Some of that is existing vehicles there.

MR. SCHNABEL: Yes, as I explained on March 25, when I came before the board, it's my intent to bring the property into compliance. I'm working with the town attorney and the town court to bring not only that property but other properties that Mr. Mans owns in town in compliance with town ordinances. Now it may be and I accept full responsibility my fault because I thought that once we got the stamped site plan which I thought was approved March 25, I told my client get the junk out of there, get somebody up here and get the junk out, move the other stuff, the antique vehicles which I think we agreed many times are in the eye of the beholder. I know some guy came up today was buying a '52 Ford or something like that, I don't know the condition of it, but I know they do restore these things, but I think it's reasonable that we can agree on what's a piece of junk or garbage.

MR. PETRO: We need to do it, even if you and I don't want to agree what is going there, to enforce the law, there's parameters that are going to have to be used.

MR. SCHNABEL: I told my client to wait until we got the site plan approval, then start moving the stuff down in an orderly manner and line it up. I understand you have to have fire lanes and that is no problem, but

on the site plan, I guess the new one, Paul went to a workshop with Mark and Mike, now we have no problem with no junk vehicles, but I have a problem with all vehicles to be operational with two axles, I don't think that that is a reasonable condition because you have antique vehicles and as I say, that is in the eye of the beholder, some of them might look like a rusted piece of junk, that is obvious when you've got a '52 Ford or something like that, it has value, it's not operational. I guess that is why these guys get them towed to work on them and restore them. And as far as the two axles, I don't understand that restriction because some of that stuff is construction vehicles that he's got up there, they have value, and he needs storage space for them in conformance with the town ordinances. So everything else that I have seen on there and if that is what's desired seems to me to be reasonable, but that I believe is not reasonable.

MR. PETRO: Well, there is, I will ask you both questions. Number one, the running aspect of it is to have at least cut down on what you don't believe is to be fair but we do because we're trying to keep more of a pleasant look to the property, we don't want a 1952 rusted out hulk that could be seen right from Route 32 and a good portion of people riding by don't want it there, even though you're saying that it may be valuable.

MR. SCHNABEL: No, I think we can all agree that a rusted out hulk is a piece of junk, however, a '52 vehicle that is not rusted out and I can't really say cause I'm not an antique guy, although I have some antique cars that I try to keep running, but they are not classified as antiques, but these people restore these things. And I'm not talking about a rusted piece of junk. I think that we all agree that it's got to be out of there, any type of stuff that looks like that is not reasonable to have in town or in public view should be junk.

MR. LUCAS: You need a definition.

MR. SCHNABEL: That is what's tough.

MR. PETRO: Second part of the question about the two axles is going to prevent tractor trailers, prevent school buses, prevent anything with tandem wheels that is an absolute must for that front piece of property, whether or not we can come to an agreement on the rear piece is another question, we don't need to park those down by the road.

MR. SCHNABEL: So the rear property if I understand you correctly would be, would not be limited to two axle vehicles but to be a school bus or what have you, is that correct?

MR. PETRO: Any other suggestion with that? I'm saying that the rear property, which is well out of sight of Route 32, if they want to have double axle vehicles there parked--

MR. CUOMO: That is property number 2, area 2?

MR. BABCOCK: Mr. Chairman, before you go any farther, Section 4816 of the code talks about trailers, vans and boxes and it says storage of parking or use for storage purposes or otherwise of an unlicensed or unregistered van, truck, box trailer, truck, bus or other vehicle of any size with or without wheels is hereby prohibited in all districts. So that is the thing that we're running up against and with John himself as enforcement officers we're going out and we don't want the planning board to approve something that people can call up and say according to your code, it's illegal for that to be here.

MR. PETRO: Why are we discussing it, it sounds like there's nothing to discuss?

MR. BABCOCK: Well, as far as those box trucks and vans and buses--

MR. PETRO: They are not allowed?

MR. BABCOCK: That's correct.

MR. PETRO: We're not going to talk about it, they are not allowed on the property by Town Code, they can't be

there. If you want to move further on another level, that is your business but right now, they can't be here.

MR. SCHNABEL: I certainly want to get along with the board and certainly not going to even fault any of the, having been a law enforcement officer all my life, but there are other properties right next to this property that have these vehicles and these items that are supposedly banned in all areas of the town and they certainly have not been moved. I have seen them and I don't mean to suggest that because I get stopped for speeding that the trooper should get that guy going by, he's going fast as well. I don't mean to suggest that, but I believe in even enforcement. If you are going to have to have one, you're going to have to have the other.

MR. LUCAS: Do you know what one he's talking about?

MR. SCHNABEL: Right next door.

MR. PETRO: When the time comes and they get caught and they get a summons, they'll appear before the court. I'm interested in your application as far as the more than two axle vehicles, the law states it cannot be. If you want to go to the board of appeals, might go to the zoning board and take action there, you're more than welcome to but for tonight, we're not going to approve anything with more than two axles.

MR. SCHNABEL: I didn't understand more than two axles. Does it say that? I heard buses, I heard trucks but I didn't hear axles. Enlighten me.

MR. EDSALL: I don't know that the description that is on the plan really gives the section of the code, any unlicensed or unregistered van, truck box, trailer box, trailer, truck, bus or other vehicle of any size with or without wheels is hereby prohibited so unlicensed or unregistered.

MR. SCHNABEL: Then we're really spinning our wheels because that stuff is all unlicensed.

MR. PETRO: We're trying to work with you to a certain point, you're not going to put license plates and register every one of the vehicles, I doubt that. So we're trying to work with you to a degree but you're going to have to reciprocate. I want to go back to the two axle vehicles again. If you want to go further with that and in a different area of Town Law that is up to you, but for tonight, this is what we're going to discuss as far as the front piece goes. I believe again, when I say running vehicles, I don't mean obviously if you have to jump start, you have to get something, a battery in a car, we don't want vehicles with no engines, no wheels on them. And again, it's very vague because your rare car is going to be my hunk of junk and value doesn't really necessarily come into play, just rare, you think it's rare, I think it's junk. So we need to have a guideline. And if a car is good enough to be in running condition, you can bring it over and show it to me, then I think it should be pleasing enough to the eye that we can allow it to be there.

MR. SCHNABEL: Differentiating between the front and rear lot, are we not?

MR. PETRO: Yeah, I think that is fair enough, I mean, yeah, you have enough land.

MR. SCHNABEL: In other words, you don't want anything that looks like a piece of junk in the public view which it would be in the front lot on 32? The rear lot we can be more flexible, am I correct?

MR. PETRO: That is correct. So I think we have got that in the minutes. John, do you have any problem or not to enforce that or to enforce that at this point what we're talking about as far as the cars?

MR. MCDONALD: As long as he puts it on the plan and you give this some type of standard that we can use if we have to ever go to court.

MR. PETRO: We'll have them put in as notes on the plan then you can take them off and have this forever, you either are or not in conformance. As far as the

landscaping, we need something along Route 32.

MR. CUOMO: We put a line of boxwoods there.

MR. LANDER: Boxwoods are, what are boxwoods?

MR. PETRO: Do you have a detail?

MR. CUOMO: Small plants.

MR. PETRO: That is not going to work.

MR. CUOMO: Why?

MR. ARGENIO: Boxwoods grow at about an inch a year, they are very small plants.

MR. PETRO: They are not even in the right spot.

MR. EDSALL: I wasn't sure what a boxwood was when I did my comments, but they are definitely off the property and on the state right-of-way so they'd have to be moved onto this site.

MR. LANDER: I don't know how you would screen that anyway, the hill goes up, it has to be a ten percent grade or more.

MR. PETRO: Something is better than nothing.

MR. LANDER: Anyplace they put them to screen anything would have to be either in the state right-of-way.

MR. PETRO: They can put them on the line. You have to come up with an idea for screening.

MR. SCHNABEL: Also interfere with the sign that you have already said.

MR. PETRO: You can go around the sign, maybe put something lower by the sign and put the rest up high, put the screening behind the sign.

MR. STENT: Signs not shown on the plan.

MR. EDSALL: It's shown, we talked at the workshop about the screening behind the sign.

MR. SCHNABEL: What kind of screening do you recommend?

MR. LUCAS: Poplars or something?

MR. CUOMO: Yeah, but we've got a situation here of sight, you can't put things right close to the road that's too high.

MR. PETRO: Take them out of the right-of-way and put them on your property, if you have to lose a couple of spots.

MR. CUOMO: We don't mind that but I can't put anything in here that is too high.

MR. PETRO: Why?

MR. CUOMO: Sight distance gets hurt.

MR. PETRO: From where?

MR. CUOMO: Someone driving down here.

MR. BABCOCK: Paul, you're going to move them back.

MR. CUOMO: Whenever you put shrubbery, do you see New York State, what they do, they spend their whole day all summer long cutting trees back. They get to be a nuisance.

MR. PETRO: You're the engineer, lay something out, I want them 15 feet high along the front of the property then we'll look at it again.

MR. CUOMO: That will eventually be 15 foot high?

MR. STENT: Hold on a second.

MR. PETRO: If you want to put it behind the sign, make the sign visible.

MR. STENT: Jim, I think did you used the word

eventually.

MR. CUOMO: Yeah.

MR. STENT: What did you mean?

MR. PETRO: No, planted, started out, I don't want three foot shrubs and year and a half goes by and you're back in here and they have grown four inches.

MR. LUCAS: You can get them just from Devitt's.

MR. CUOMO: Fifteen foot high, that will cost you a thousand dollars.

MR. PETRO: I don't think so.

MR. CUOMO: Absolutely, I know so why can't you be reasonable, why can't you just say I'll get you something that will become 15 foot high, it will be about ten foot high now or eight foot high.

MR. PETRO: When you say--

MR. KRIEGER: When you say will be, will be in how long?

MR. CUOMO: I can get you the pedigree of a tree and how--.

MR. KRIEGER: What I am saying eventually it's not apparently not acceptable to the board that eventually will be ten years from now.

MR. CUOMO: Trees grow fast.

MR. PETRO: Paul, let's go with what you suggested, start at 10 foot and see what you can come up with, give us some spacing detail and detail of the shrubs along the front of the property and a little bit on the north side, see the north side, go down there at least 20 or 30 feet, okay?

MR. CUOMO: Okay.

MR. PETRO: Give us something for that, we have defined the cars right in back is okay for I think what your client wants and front needs to be, front lot needs to be running vehicles.

MR. SCHNABEL: How am I going to put it, something that does not offend the eye?

MR. PETRO: No, it has to be operating vehicles, by operating, if you have to jump start it, I'm not talking about that, vehicle that can be run under its own power, so it has to have wheels, has to have an engine.

MR. SCHNABEL: This is your storage, we made that very clear because I guess that was the roadblock that was run up against in prior years. It sounds to me like you're imposing a condition that would more or less apply to a display of vehicles rather than storage of vehicles.

MR. PETRO: I don't disagree or agree. But keep in mind they are unlicensed vehicles, probably not allowed at all in the zone, we're bending enough that you need to bend to comply with our request that they need to be running vehicles on the front lot.

MR. LUCAS: Right now when you leave Newburgh and come into New Windsor I bet you everyone there has seen those two cars on the hill and you may call them antiques or what but--

MR. SCHNABEL: I haven't seen them.

MR. LUCAS: And I'm not too happy about that whole situation, to be honest with you, cause everybody in the area really has done a good job to try and clean up the property and I see those two cars sitting up there, I'm not happy about it.

MR. ARGENIO: You said the last time that these individuals were in front of the board, Mr. Krieger, that there are very specific regulations governing the establishment an operation of junk yards in the Town of New Windsor?

MR. KRIEGER: Yes.

MR. ARGENIO: Maybe we need to investigate that a little bit.

MR. KRIEGER: There's a whole junk yard section, I don't have my book but I see--

MR. SCHNABEL: No, he's correct.

MR. ARGENIO: Sounds like that is where this is going, almost sounds to me like that is where it's going.

MR. PETRO: We should stop here and you should continue on what we had suggested.

MR. SCHNABEL: As I stated back in March, I am trying to work along with the town attorney and town court and I have assured the judge when I go before him and that's been on numerous occasions that we had a site plan approval and we're going to work from there and start cleaning up the area now I don't know whether you're going to give me some interim guidance or what have you but I want to be able to go before the court and assure the town attorney that we're making some progress and what I have assured them that I am going to do.

MR. PETRO: I think we're making progress.

MR. ARGENIO: We have made strides toward that this evening.

MR. PETRO: I will see the town attorney and inform him so--

MR. SCHNABEL: Thank you.

MR. STENT: One thing when the approval was granted back in March, he mentioned, alluded to the 18 month factor when he started out, it was also mentioned in that approval that if you're failing to comply or somebody had complaints or problems we could bring you in during that 18 month period of time and talk to you

about it as well.

MR. SCHNABEL: It's not in the minutes, it may very well have been discussed and didn't make it in the minutes, but Mr. Krieger made a remark that he wanted on the record that we didn't want a junk yard and I put on the record that I don't want a junk yard either. And I don't believe that it is in the best interest of the town to have a junk yard there. So we can come up and I think Mr. Petro has given some guidance from that regard, I don't want to use the term but get the stuff that is not that sightly on the back lot and have the front lot with operable, decent looking vehicles, am I correct?

MR. PETRO: Yes, also the other note about the two axles only.

MR. SCHNABEL: That is in the front and in the back.

MR. PETRO: Well, back to Mark.

MR. EDSALL: You brought up the issue of junk yards and not having taken the time before this to read the definition, but under Section 27 of the Town Code, the definition of a junk yard includes lot, land or structure are parts from, skipping down, it says for storage, for collecting, dismantling, storage or salvage of machinery or vehicles not in operable or running condition. So, gentlemen, I think if you are saying that you have a portion of this site that is being used to store vehicles not in operable or running condition by Town Code by definition it's a junk yard. Doesn't matter beauty is in the eye of beholder, if it's not in running condition, not operable and there for storage or salvage, it's a junk yard.

MR. PETRO: So the rear yard also needs to be the same.

MR. EDSALL: You should be reviewing it as a junk yard, if it's not operable vehicles.

MR. SCHNABEL: If you read further, Mark, you'll find except as a by-product of a person's business. Am I correct?

MR. BABCOCK: There's an application also to get a junk yard license.

MR. EDSALL: But I don't believe that there's any other use on this site, is there?

MR. SCHNABEL: I'm sorry?

MR. EDSALL: On the property there's no other use is there?

MR. SCHNABEL: Use for?

MR. PETRO: Anything, any other business so what you're saying it would have to be generated from that property, you can't generate it one part in the town and dump it on another part.

MR. SCHNABEL: Generated from the Kawasaki place.

MR. EDSALL: It's a different property, isn't it?

MR. PETRO: It's a different lot.

MR. CUOMO: It's different property, yeah.

MR. SCHNABEL: So your point it has to be generated from the business.

MR. EDSALL: How do you generate a business or car from a Kawasaki dealership?

MR. SCHNABEL: He takes stuff in trade as a wheeler dealer, don't ask me.

MR. PETRO: I don't want to belabor this. You have a set of directions you need to follow but Mark, one more time, you're saying that even on the rear lot then by Town Code the vehicles need to be in running condition otherwise we need to deem it as a junk yard?

MR. EDSALL: As I see it now unless Andy can read the code.

MR. KRIEGER: I read it the same way you do.

MR. BABCOCK: They have to apply for a junk yard license.

MR. PETRO: At this point running condition on all the property and we get back to my two axles I want to eliminate the bus problem and tractor trailer problem and tandem problem, unless you think that is fine for the back property.

MR. LANDER: I agree.

MR. PETRO: Fire department as far as parking a school bus in the rear of the property where no one can see up in the second parcel?

MR. MCDONALD: Whatever you guys want, I'll enforce. Just want sure it's explicit enough that we can enforce it.

MR. PETRO: So where we're ending, all vehicles need to be in running condition, operable vehicles and on the rear property, you're allowed to have more than two axle vehicles on the rear lot, okay?

MR. SCHNABEL: Okay.

MR. PETRO: Otherwise, you have to apply for a junk yard permit because they are not running vehicles.

MR. SCHNABEL: So the status of the site plan that we submitted as of now is?

MR. PETRO: We're working on it, we're trying to.

MR. SCHNABEL: You'll inform the town attorney that I have come before you?

MR. PETRO: We're augmenting the original site plan to conform with the wishes of the board and we're trying to work with the applicant to make it work for everybody, the landscaping you understand you're going to generate a plan?

June 10, 1998

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MR. CUOMO: Yes.

MR. PETRO: We'll see you at the next meeting.

RESULTS OF P.E. MEETING OF: _____

PROJECT: _____ **P.B.#** _____

P.B.#

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M)___ S)___ VOTE: A___N___

2. TAKE LEAD AGENCY: Y___N___

CARRIED: YES___NO___

M)___S)___ VOTE: A___N___

CARRIED: YES___NO___

WAIVE PUBLIC HEARING: M)___S)___ VOTE: A___N___ WAIVED: Y___N___

SCHEDULE P.H. Y__N__

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES___NO___

APPROVAL:

M) S) VOTE: A N APPROVED: _____

M) S) VOTE: A N APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

Proposes a split rail fence w/ plantings of 3'-4' pine
tree every 10'

RESULTS OF P.B. MEETING OF :

June 18, 1998

PROJECT:

Waste Storage Area

P.B.#

98-2

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M)__ S)__ VOTE: A__ N__

2. TAKE LEAD AGENCY: Y__ N__

CARRIED: YES__ NO__

M)__ S)__ VOTE: A__ N__

CARRIED: YES__ NO__

WAIVE PUBLIC HEARING: M)__ S)__ VOTE: A__ N__ WAIVED: Y__ N__

SCHEDULE P.H. Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M)__ S)__ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<i>Define vehicles to be parked on site - Must be</i>
<i>running condition</i>
<i>Need some landscaping for screening vehicles</i>
<i>Vehicle must have 2 axles</i>
<i>Move screening on property - off state R-O-W.</i>
<i>Want trees to be at least 10' high for screening</i>



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B #

98-2

WORK SESSION DATE: 5 AUG 98

APPLICANT RESUB.
REQUIRED: no

REAPPEARANCE AT W/S REQUESTED: not now

PROJECT NAME: Mans Rt 32

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: PVC/Casey

MUNIC. REPS PRESENT: BLDG INSP.
FIRE INSP.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Review MPE 10 June 1988
- complain re maintenance condition of new SPS
- Casey doesn't want screening
- He says possible intent future for sales
- MPE caution can only be done 4 %3 app/
- Casey says this storage is ^{very} temporary, use only

A as per P/B

4MJE91 pbwsform



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 98-2
WORK SESSION DATE: 3 JUNE 98 APPLICANT RESUB.
REQUIRED: new plans
REAPPEARANCE AT W/S REQUESTED: Not now
PROJECT NAME: Mans 1432 storage
PROJECT STATUS: NEW _____ OLD X
REPRESENTATIVE PRESENT: PVC
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Called back by planning board.
- Truck vehicles - clarify ¹ operational vehicles only
² all vehicles 2 axles
- Established fire lanes - ~~show~~ on plan (always keep clear)
- Sign on property - "No Sales at this site" - Storage Only
move sign down to bottom (min 4'x4')
- Screening - landscaping to be
determined by PB (put sign in front of it)
- 30' fire lane each side - 20' cross lanes - 40' parking (double) over
- add signs/markers - "electric fence" all access, fences

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 98 - 2
WORK SESSION DATE: 21 JAN 98 APPLICANT RESUB.
REQUIRED: new plans
REAPPEARANCE AT W/S REQUESTED: Not now
PROJECT NAME: Mans Rt 32
PROJECT STATUS: NEW _____ OLD X
REPRESENTATIVE PRESENT: PVC/ Casey Mass
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. KICU
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- don't propose chain link fence - want to use existing horse fence
- has removable sections
- expanding storage area (both) up

agenda once new plans

4MJ91 pbwsform

WORK SESSION FOR: JUNE 3, 1998

TIME	PROJECT NAME	PROJ. #	REPRESENTATIVE	PHONE #	TYPE
10:00	RPA F/AVR REALTY	90-56	GREG SHAW	561-3695	SP
10:20	VANTAGE CONST. INC. SPERRY PROPERTY	N	AXELROD - TAROLLI	565-1199	SP
10:40	ABC LEARNING CENTER	N	MARK OLSEN	496-9125	SP
11:00	RT. 207 - F/FORM PERRY SIGNS	N	TONI SCARZFAVA	567-3122	SP
11:20	STERLING WOODS		GREG SHAW		SB
11:40	CHESTNUT AVE.	N	JOAN SOUPPA	561-4587	LLC

1:00	AMATUZZO	N	JOE PFAU		SB
1:20	RT. 32 STORAGE	98-2	C. MANS & CUOMO		SP
1:40					
2:00	END SESSION				
2:20					
2:40					
3:00					

KEY: R/N = RETURN NEW
 SP = SITE PLAN
 SB = SUBDIVISION
 LLC = LOT LINE CHANGE

Casey - P.B. meeting is
 6/10/98 @ 4:30 p.m.
 Workshop is 6/3/98
 @ 1:20 P.M.



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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: MANS-STORAGE AREA SITE PLAN
PROJECT LOCATION: NYS ROUTE 32 (NEAR FERN AVENUE)
SECTION 9-BLOCK 1-LOT 10.62
PROJECT NUMBER: 98-2
DATE: 11 MARCH 1998
DESCRIPTION: THE APPLICATION PROPOSES TWO (2) VEHICLE STORAGE
AREAS ON THE 13.4 +/- ACRE PARCEL ON THE WEST SIDE
OF ROUTE 32 (JUST SOUTH OF THE CITY OF NEWBURGH).

REISSUED 25 MAR 98

1. This project was reviewed as a discussion item at the 26 October 1994 Planning Board meeting. It was also discussed at the 9 November 1994 Planning Board meeting. The property received several "appearance tickets" from the Fire Inspector's office during 1994, and subsequently has been discussed at numerous Planning Board Work Sessions over the past 3+ years.

The property is located within the Design Shopping (C) Zoning District of the Town. The Planning Board should first verify their classification of the proposed use. Presumably, the Applicant intends to classify the use as A-15, A-16 (recreational motor vehicle and mobile home sales and used car sales) without the sales component, only the storage component of the permitted use. This should be clearly on record. Once decided, this should also be referenced on the plan.

The lot appears to comply with the minimum bulk requirements for the referenced (assumed) use classifications, although the bulk table should have the "proposed" value for lot width corrected.

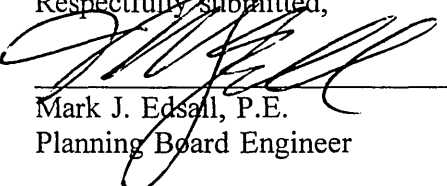
2. The Planning Board should discuss any necessary surface treatments required for the vehicle storage, any restrictions as to the actual type of items which can be stored (see next comment), confirm restrictions with regard to access to the site, and determine if this is a temporary or permanent approval request.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: MANS-STORAGE AREA SITE PLAN
PROJECT LOCATION: NYS ROUTE 32 (NEAR FERN AVENUE)
SECTION 9-BLOCK 1-LOT 10.62
PROJECT NUMBER: 98-2
DATE: 11 MARCH 1998

3. The plan indicates vehicle storage only. The application indicates only "storage area". The Short EAF indicates storage for "RV's and antique collectible vehicles, farm equipment, etc. The Board may wish to confirm the intent for the record.
4. After the Planning Board has had the opportunity to review this proposed site plan application, they should determine if any additional information is required beyond that currently on the plan. Once the Board has made this determination, I would be pleased to review any subsequent plan submitted, as deemed necessary by the Planning Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:MANS-ST.mk

RT. 32 STORAGE AREA - MANS, CASEY SITE PLAN (98-9) RT.
207

Mr. Paul Cuomo and Philip Schnabel, Esq. appeared before the board for this proposal.

MR. PETRO: This is, let's see the site is where, down by--

MR. CUOMO: Down by the, across from Devitt's area, and it's basically what we're looking for here, it's a large piece of property but we're looking for the, to carve out two areas for storage, one large area here and another area up in the back here and you can see that is delineated by a fence, we'll get into that, but mainly, over here, I think we have a barn and so forth and so on, we have a proposed electric fence around the storage area.

MR. PETRO: Slatted?

MR. CUOMO: No it's a fence, it's a fence with a charge in it, it's for horses, we keep horses over there up in the back here and the horses don't like the fence, they get a shock, a small shock, so they learn not to go near it. This property also has a little cut-out here for the Town of New Windsor where Casey gave away land to the town, donated the land.

MR. LANDER: Pump station.

MR. CUOMO: For the sewage pump station.

MR. PETRO: Paul, there's going to be absolutely no sales on this property?

MR. CUOMO: Oh yeah, let's get into that, no sales, all fenced in and for only for storage.

MR. PETRO: Only people that are going on or off the sites would be people removing or bringing vehicles?

MR. CUOMO: Yeah, owners and so forth.

MR. LANDER: Would there be a gate somewhere?

MR. CUOMO: Let me explain the gates, this is a gate, electronic fences don't have gates, they have a like you can open them, you put a, they have insulated pieces on them and what you do is you flip the insulated piece off with your hand and it opens up a gate, I mean it opens up like a gate.

MR. LANDER: Is this electrical fence going to go down here by 32 and the pump station?

MR. CUOMO: Yeah, it's going to go all around, yeah, we can close the fence all around.

MR. LANDER: Electrical fence is going to be in the vehicle storage area?

MR. CUOMO: Yeah, it will be all around.

MR. ARGENIO: It's shown as existing.

MR. CUOMO: It is existing.

MR. LANDER: Somebody get shocked by that?

MR. CUOMO: No, not really.

MR. LANDER: Are there any vehicles on this property now?

MR. CUOMO: No.

MR. SCHNABEL: They are up in the back and that is one of the reasons Mr. Petro had mentioned about the violations, this is subject I think of four violations which we're presently in agreement with the town to try to clear up, this is one of the major components, again, of trying to clear up those violations. There are vehicles up in the back there that will be moved to the storage area.

MR. CUOMO: Paul, this is very important, on the captions on both sides, you have proposed vehicle storage area, under those captions are or above I also want you to add this, you might want to write it right

on the plans, no sales, what other wording.

MR. EDSALL: Look at note number 2.

MR. CUOMO: Yeah, we have notes there for that.

MR. PETRO: Well--

MR. CUOMO: Storage only, not for sales.

MR. PETRO: Note on the plan you're talking about?

MR. EDSALL: Yeah, note number 2 on the plan.

MR. CUOMO: We have it on the plan already.

MR. PETRO: No, add it to where I want, too, it won't hurt.

MR. CUOMO: What?

MR. PETRO: Same thing, just so it's very clear.

MR. CUOMO: Right on here too.

MR. PETRO: I want it very clear, it doesn't hurt anything, yes, same thing.

MR. SCHNABEL: That was one of the major things stressed at the workshop, only going to be storage.

MR. PETRO: If you are going to have sales, you're going to need a facility, handicapped parking whole different ballgame.

MR. SCHNABEL: Mark made that very clear.

MR. PETRO: So, it is a big difference, okay. The plan indicates vehicle storage only, this application indicates only storage area. Short EAF indicates storage for RV's and antique collectible vehicles, the board may wish to confirm the intent, why are you limiting yourself to that, I think he should just put vehicles.

MR. SCHNABEL: I think that the reason that we worded it the way we did and I thought that it encompassed more than just putting vehicles on the application.

MR. PETRO: If you have a 1997 Acura over there, it could be in violation of the site plan, doesn't fit into collectible vehicles, farm equipment, et cetera, unless you put it in the et cetera part.

MR. KRIEGER: Et cetera, I have a problem.

MR. PETRO: My suggestions I have encompasses all things.

MR. SCHNABEL: Our main point was in trying to clear up the violations that presently exist, but I have no problem with adding vehicles, I think that is a good suggestion.

MR. BABCOCK: That is on the application, Jim, is that where you are reading it?

MR. PETRO: It's note number 3 on Mark's comments.

MR. KRIEGER: Take out et cetera and put in vehicles.

MR. PETRO: I think the word vehicles, how about like a school bus and I know he has those kind of things, so if you are here for an approval, I think you should, don't limit yourself to where it could bring you another summons at some point down the road, you're either going to get or you're not.

MR. EDSALL: My point on 3 was that whatever you agree tonight you should make sure that all three locations say the same thing so the application plan and EAF all say the same thing.

MR. ARGENIO: Where is the access to the lower vehicle storage area?

MR. CUOMO: The access to this area here, well, it would be wherever the fence, we open up the fence.

MR. ARGENIO: Where would that be?

MR. CUOMO: Wherever you want, but basically, you can come in here and go over there, see the road there then you go down to here and open up the fence and go in.

MR. PETRO: Why not show that on the plan?

MR. CUOMO: Well, we have a note covering that but we can show it, gate's not shown on electric horse fence, fence construction.

MR. PETRO: Anywhere you want is where you are saying.

MR. EDSALL: Except, Jim, for access off 32 which note 1 restricts.

MR. LUCAS: Any type of paving or anything?

MR. PETRO: All shale.

MR. CUOMO: Shale, just shale.

MR. LUCAS: You're not going to just park?

MR. EDSALL: There's no shale there.

MR. BABCOCK: You're going to put shale in, Paul?

MR. LUCAS: Show us it's going to be shale.

MR. CUOMO: Well, right now, we're just going to park on the grass as far as I know.

MR. LANDER: Well, it's for vehicle storage, they are not going to have people looking at vehicles, it's not for display or sales, so I don't think it's an issue, the grade there might be an issue but the shale, no.

MR. PETRO: What about any type of screening at all, is there any shrubbery or any landscaping around where the existing, there's nothing there, they are not indicating anything on the map at all?

MR. CUOMO: No.

MR. LANDER: There's a field there.

MR. PETRO: Well, like McGiffel (phonetic), does he live in a house?

MR. CUOMO: Who?

MR. PETRO: McGiffel?

MR. ARGENIO: I think that is the beauty supply, Mr. Chairman.

MR. PETRO: I think you're right.

MR. CUOMO: The zoning here is all designed shopping so we would not be, it's not residential zoning.

MR. PETRO: All right, we have highway approval on 3/5/98, and fire approval on 3/5/98. Mark, do you see anything outstanding on this? It's just basically vehicle storage, probably half the stuff is there already.

MR. EDSALL: Yeah, I think you have had these type applications in the past, I think one thing you really need to discuss is under comment 2, I'm questioning if this is a temporary or permanent approval.

MR. PETRO: That was my last comment, I didn't mean to cut you off but we're on the same road, what I'd like to do is make this subject to a time period like a special use permit, so we can come under review, whether that be six months, a year or two years, we can discuss that. Do we have the power to do that because I know it's not really a special use permit?

MR. EDSALL: No, I don't think you can re-invent the use as a special use permit but every other time that these uses have come in, where it's been storage and it's clearly not one of the uses in its full scope of what's in the code, it's always been a temporary use where people come back in if they want to renew it, that is what I am suggesting you talk to the applicant about they are not really proposing what's in the law because there's no purely vehicle storage use.

MR. PETRO: How can we do that to say well, you have to reappear?

MR. EDSALL: What I am saying many times if an applicant falls in a gray zone of what their use is cause they are proposing no permanent improvements, so how would you give a permanent approval to something with no permanent improvements?

MR. PETRO: By them agreeing.

MR. EDSALL: We'd like to do this use, that is not necessarily exactly what's in the code, but you could classify in here and it's a temporary use that is how they have always come in in the past, I don't know what this applicant proposes.

MR. PETRO: I think we should go about 18 months or so, if you are agreeable to that, just to reappear before the board and make sure that everything is going fine.

MR. SCHNABEL: Yeah, I think that time is of the essence here, since we have made a commitment to the town to work to rectify the conditions.

MR. PETRO: I don't see a problem tonight, 18 months from tonight, you would agree and you'll be notified by the planning board secretary. Does everybody agree with that timeframe? I picked it out of the hat, I think that a year goes by pretty quick.

MR. CUOMO: How about two years?

MR. LANDER: No longer than 28 months.

MR. SCHNABEL: I think split the difference, the 18 months is reasonable, if the condition, since Mark said it's not a permanent thing, conditions might change, it's not a permanent structure.

MR. PETRO: If there's no problem, we very rarely change our decisions or the way we go if everything is working out fine, I don't remember not giving a reapproval, I'm not saying we will or won't, but if

everything is fine, I don't see a problem but gives us a tool to review it.

MR. SCHNABEL: I think that is appropriate.

MR. PETRO: You're going to have to request like about a month or two before today's date, you're not going to be notified, so after the, if 18 months run out, then you'll be in violation.

MR. CUOMO: Okay.

MR. SCHNABEL: 18 months from the date of the site plan approval?

MR. PETRO: From the stamp.

MR. LANDER: Is there going to be any damaged wrecks, burned out, any type vehicles on this storage lot?

MR. SCHNABEL: As I said, I'm trying to work with the town attorney on this. Garbage is going to be removed, we're all in agreement, we don't want any eyesores. Antique vehicles do have a value, I guess in the eye of the beholder, what's antique and what's restorable, but I think also we all can recognize a piece of junk when we see it and I don't think that that should be inflicted on anyone.

MR. LANDER: Especially there on Route 32.

MR. SCHNABEL: Well, anywhere you don't want the town to look like a junk yard. Hopefully, we'll work together with the town to get this condition cleared up so that we can all live together.

MR. STENT: Jim made reference to screening before, Paul, and it doesn't show any screening at all, I think this field is open all the way down to 32?

MR. CUOMO: Right.

MR. STENT: Is there any way that some type of screening could be put on 32 cause it's not going to be a sales lot?

MR. EDSALL: You won't block much because of the slope of the land.

MR. PETRO: Anything else?

MR. KRIEGER: Just one thing I want to put on the record with respect to the, what we're talking about with the storage of wrecked automobiles, reference was made to a junk yard, this is just a reminder there are specific provisions in the Town Law with respect to a junk yard and it is not the intention of the planning board to give the applicant permission to add, anything they do shouldn't be taken as any permission to operate a junk yard which can only be done in compliance with the Town Law.

MR. SCHNABEL: I want to place on the record as well that we're not contemplating operating a junk yard, we're contemplating, as I previously stated, having items that have some value, anything that is deemed to be a piece of junk or garbage or anything like that we're in agreement that we're not looking for a junk yard.

MR. KRIEGER: Very good.

MR. LANDER: Is there going to be a sign or anything put out front?

MR. SCHNABEL: Yeah, at the workshop, I was at there was a 64 square foot sign that is allowed.

MR. PETRO: That is on both sides.

MR. BABCOCK: Total.

MR. PETRO: 32 each.

MR. LANDER: What would the sign say exactly, vehicle storage?

MR. SCHNABEL: I would assume and this is just off the top of my head because I really had not thought about this, there may be some signage to the other area where

there is RV sales, maybe something like that.

MR. PETRO: He's allowed one sign.

MR. LANDER: Just have to state on the plan, that is all.

MR. CUOMO: Okay, we'll show it.

MR. PETRO: Show the sign and add my notes there and that is basically it. Note number one we discussed it, we didn't take any action at all is what you're saying.

MR. EDSALL: It might have been a discussion item way back when.

MR. PETRO: So nothing formal?

MR. EDSALL: Took a while to get the application filled out.

MR. PETRO: Return to workshop, need DOT, okay.

MR. STENT: Motion for lead agency.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency for the Mans storage area on Route 32. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: As far as a public hearing hearing goes, it's a permitted use in the zone, I think we have gone up and down this a couple times, does anybody want to make a comment?

MR. LANDER: Public hearing.

MR. PETRO: Yes.

MR. LANDER: Make a motion that we waive public hearing.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing under its discretionary judgment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: As far as SEQRA process, do we have a motion?

MR. STENT: Motion we declare negative dec.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Mans storage area.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: We won't need a bond estimate, there is not any improvements?

MR. EDSALL: There's no improvements.

MR. PETRO: Sign, so bond estimate is not in place, so basically, there's nothing left, is there any other comments from anybody? Motion to approve?

MR. LUCAS: Make a month.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve the Mans storage area on Route 32. This is for both lots, subject to the notes being put on the plan and the sign be designated on the plain. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Also you might want to put a note on the plan, make it note number 4 about the subject to returning in 18 months, I want to have that someplace other than just in the minutes.

MR. EDSALL: I will work that out with him, we'll get a note on there.

MR. PETRO: Get a note from the date of the stamp, okay.

MR. CUOMO: Date of the stamp, yes.



1763

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NEW WINDSOR PLANNING BOARD MEETING TOWN HALL WEDNESDAY, MARCH 11, 1998 - 7:30 P.M.

TENTATIVE AGENDA

CALL TO ORDER
ROLL CALL

APPROVAL OF MINUTES DATED: JANUARY 14, 1998
JANUARY 28, 1998

ANNUAL MOBILE HOME PARK REVIEW:

APPROVED a. MT. AIRY MOBILE HOME PARK - Mt. Airy Road (Johnson) APPROVED

POSSIBLE Z.B.A. REFERRALS:

- No show 1. 20TH Century Towing Site Plan (98-8) Union Avenue (Cuomo)
↓
2. Vails Gate Rentals - Mans, Casey Site Plan (95-35) Rt. 94 Vails Gate (Cuomo)

CK# 2162
\$455⁰⁰/₁₀₀

PUBLIC HEARING:

TO RETURN 3. PENNINGS SUBDIVISION (98-7) Lake Road (Pfau)

REGULAR ITEMS:

- APPROVED 4. REAPPROVAL of: Rock Tavern Greens Sub. (96-10) Off Rt. 207 (Leone)
No show 5. Rt. 32 Storage Area - Mans, Casey Site Plan (98-2) Rt. 32 (Cuomo)

DISCUSSION

TO RETURN 6. Stevenson Lumber Site Plan (97-4) (Edsall)
TO PLANNING BOARD
ADJOURNMENT

(NEXT MEETING - MARCH 25, 1998)



**McGOEY, HAUSER and EDSALL
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PLANNING BOARD
REVIEW COMMENTS**

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DATE: 11 MARCH 1998
DESCRIPTION: THE APPLICATION PROPOSES TWO (2) VEHICLE STORAGE AREAS ON THE 13.4 +/- ACRE PARCEL ON THE WEST SIDE OF ROUTE 32 (JUST SOUTH OF THE CITY OF NEWBURGH).

1. This project was reviewed as a discussion item at the 26 October 1994 Planning Board meeting. It was also discussed at the 9 November 1994 Planning Board meeting. The property received several "appearance tickets" from the Fire Inspector's office during 1994, and subsequently has been discussed at numerous Planning Board Work Sessions over the past 3+ years.

The property is located within the Design Shopping (C) Zoning District of the Town. The Planning Board should first verify their classification of the proposed use. Presumably, the Applicant intends to classify the use as A-15, A-16 (recreational motor vehicle and mobile home sales and used car sales) without the sales component, only the storage component of the permitted use. This should be clearly on record. Once decided, this should also be referenced on the plan.

The lot appears to comply with the minimum bulk requirements for the referenced (assumed) use classifications, although the bulk table should have the "proposed" value for lot width corrected.

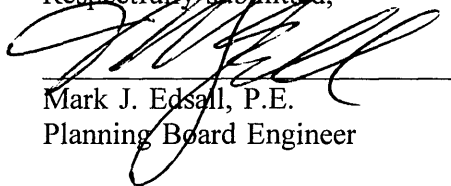
2. The Planning Board should discuss any necessary surface treatments required for the vehicle storage, any restrictions as to the actual type of items which can be stored (see next comment), confirm restrictions with regard to access to the site, and determine if this is a temporary or permanent approval request.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: MANS-STORAGE AREA SITE PLAN
PROJECT LOCATION: NYS ROUTE 32 (NEAR FERN AVENUE)
SECTION 9-BLOCK 1-LOT 10.62
PROJECT NUMBER: 98-2
DATE: 11 MARCH 1998

3. The plan indicates vehicle storage only. The application indicates only "storage area". The Short EAF indicates storage for "RV's and antique collectible vehicles, farm equipment, etc. The Board may wish to confirm the intent for the record.
4. After the Planning Board has had the opportunity to review this proposed site plan application, they should determine if any additional information is required beyond that currently on the plan. Once the Board has made this determination, I would be pleased to review any subsequent plan submitted, as deemed necessary by the Planning Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:MANS-ST.mk

RESULTS OF Z.B. MEETING OF: March 25, 1998

PROJECT: Mass Site Plan

P.B.# 98 2

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) S S) LL VOTE: A S N O

2. TAKE LEAD AGENCY: Y S N O

CARRIED: YES ✓ NO__

M) S S)__ VOTE: A S N O

CARRIED: YES ✓ NO__

WAIVE PUBLIC HEARING: M) N S) A VOTE: A S N O WAIVED: Y ✓ N__

SCHEDULE P.H. Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M) LL S) LN VOTE: A S N O APPROVED: 3/25/98

M)__ S)__ VOTE: A__ N__ APPROVED CONDITIONALLY:_____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

"No Sales" to be on plan
Note - To return in 18 months to P.B
Change "ETC" as per note #3 on Mark's comments
Change on EAF too
15 mos from stamp date
they are to return for approval
No Bond estimate due
Sign sign on plan

January 14, 1998

35

MANS, CLARENCE SITE PLAN (98-2) RT. 32

MR. PETRO: This is cancelled by applicant.

RESULTS OF P.B. MEETING

DATE: 10/26/94

(Vacant Land)

PROJECT NAME: Marion Casey Rt 32 PROJECT NUMBER Discussion

LEAD AGENCY:

* NEGATIVE DEC:

M)___ S)___ VOTE: A___ N___

* M)___ S)___ VOTE: A___ N___

CARRIED: YES___ NO___

* CARRIED: YES:___ NO___

PUBLIC HEARING: M)___ S)___ VOTE: A___ N___

WAIVED: YES___ NO___

SEND TO OR. CO. PLANNING: M)___ S)___ VOTE: A___ N___ YES___ NO___

SEND TO DEPT. OF TRANSPORT: M)___ S)___ VOTE: A___ N___ YES___ NO___

DISAPP: REFER TO Z.B.A.: M)___ S)___ VOTE: A___ N___ YES___ NO___

RETURN TO WORK SHOP: YES___ NO___

APPROVAL:

M)___ S)___ VOTE: A___ N___ APPROVED: _____

M)___ S)___ VOTE: A___ N___ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES___ NO___

DISCUSSION/APPROVAL CONDITIONS: _____

Need D.C.T. Hwy Permit

Board to do site visit

Put on 11/9/94 Agenda for Discussion

Mark to find out what violations there are

DISCUSSION

MANS, CASEY SITE PLAN - RT. 32

Mr. Paul Cuomo and Casey Mans appeared before the board for this discussion.

MR. CUOMO: We thought we'd come in here and give you an idea what's going on.

MR. PETRO: That is something different.

MR. CUOMO: We're turning over a new leaf.

MR. PETRO: What do you want to do. What lot is this? Is this down on 32?

MR. MANS: Yes, right.

MR. PETRO: Right now, that lot is cleared off?

MR. CUOMO: Right.

MR. PETRO: You had a lot of trailers and mobile homes, they are all gone.

MR. LANDER: That is where the new sewer pump station is?

MR. CUOMO: Right down in here.

MR. MANS: This is the sewer pump station. What we're proposing here is number one, this area right here just to pick an area, we would like to have, a display and parking area. Primarily what we'd like to do is display retail type vehicles, that sort of thing with no office facility, with no sales facility or anything like that, just have a couple of signs within the bounds of the town ordinances and probably an arrow and directions and phone number in this particular area.

MR. PETRO: No retail, in other words nobody pulls in there?

MR. MANS: That is right. Well, when this is finished,

this lower grade that is supposed to be brought to parking lot specifications when that gets done in there and of course really isn't going to effect but what there will be if somebody wanted to stop and look, I presume that we'd pull some kind a line across here where they could get off the road and just probably look. But it's a display and a parking area, not a parking area for anything but show type vehicles. Now the second thing we'd like to do is to on the same parcel 13 1/2 acre parcel we had an uneven lot line here, we were permitted, when we went to the Planning Board to this area back in here behind this fence, this was supposed to be storage area primarily. Now what I'd like to do, we really lack some storage area, I'd just like to then with this particular parcel right here that will give us all the storage.

MR. PETRO: In the form of a lot line change or fence just informally with a fence?

MR. MANS: No, there's not going to be a fence. It will just be in other words it's really just in addition to this, we already have for storage right in this area here, this was the original 100 by 750 or whatever it was deep and then this narrowed to 50 feet in this say last 150 feet but what I wanted to do is we've done the excavating a couple of times through the years and this was parking lot right here and what we'd like to do and which we've already begun to do is to excavate and move some things around here so this, we don't have anything parked on there as yet but we'd like to be able to park, use storage, for whatever type vehicles we have that we don't feel are ready.

MR. DUBALDI: So you are proposing a lot line change for that?

MR. MANS: Well, actually not.

MR. PETRO: You just want to park on your other land?

MR. MANS: That is all in addition to this display and parking area, we'd like to have additional, this is for older type vehicles that are not ready for consolidated but something that we'll be either fixing, using for

parts.

MR. PETRO: Your own use, no people are going back there?

MR. MANS: That is correct, nobody will be back there.

MR. VAN LEEUWEN: Mini junk yard.

MR. DUBALDI: Where is your other property on this map?

MR. MANS: This property, we own all of this as well and when we purchased the 13 1/2 acres, it wrapped around the back end of this.

MR. VAN LEEUWEN: It has frontage on Fern Avenue?

MR. MANS: That is right. We do own a couple of homes right in here as well.

MR. SCHIEFER: What are you going to do in that front parcel area where you want to put the display area, that is a little steep right now. Are you going to level that off?

MR. MANS: We have a nice plateau in the front.

MR. VAN LEEUWEN: You're going to have to get an entrance permit driveway permit from DOT.

MR. MANS: Well, I presume probably we have been entering and so forth for about 9 or 10 years already but--

MR. VAN LEEUWEN: You're going to have to get it.

MR. PETRO: Would we have to get one if there's absolutely no--

MR. VAN LEEUWEN: There's nothing on the property, no, but if he is going to use that for display lot, DOT is going to make him do it. I had to do it.

MR. EDSALL: If somebody even stops, if you are displaying, somebody may want to look at it then they

shouldn't be parking on the highway.

MR. VAN LEEUWEN: I had to do it.

MR. MANS: Eventually we're going to need it anyhow so unless it's for nothing or they are going to overlook it, we're going to have to sooner or later anyhow. I think Mark did tell me that the sewer, you had to get the permit to come in.

MR. EDSALL: That was part of the highway work permit was to provide us with that access.

MR. MANS: So what we have to do we have to do. Temporarily, can go up Fern Avenue and up the back side as well but when you say if people do stop to look and if they are going to use an area for example right in here for getting off the road, parking for safety sake and that sort of thing, well we're going to have to eventually.

MR. VAN LEEUWEN: I'd like to take a ride down there and look at the property.

MR. PETRO: Also I want to bring up one item Mike's not here tonight but the building department there might be some building codes once you have something on the property for display and if you are going to have people even stopping to look at it, you might need bathroom facilities. I want to find out from the building department and Mark.

MR. EDSALL: No, I can't, I think some of the other things the board should think about they are talking about having storage, not improving the lot at all, the board has to just tell me yes or no, what you want on the site plan. Will you take a grassed parking area for vehicle display, if there is in fact a pulloff and little parking area, what finish do you want? Do you want paved or shale?

MR. PETRO: How far do you have to go? I think we'd like to know, do we need a handicapped spot. What if people in a wheelchair want to look at a trailer, I don't know. What I am saying is I think we should

examine all the possibilities because it's going to once you have these here, it could mushroom to something else and it probably will.

MR. MANS: Once we have that there, if we do go further, in other words, there's sewer, there's electric on the pole right at this point and another pole up there so there's electric and there's sewer if and when we want to further this, if we wanted to expand on this, I mean we understand we'd have to come back to the board.

MR. PETRO: I think it's going to hook in on two different things. If you want to have a display for the trailers strictly display, you're riding by and you see them over there and you say look at the trailers and you have a sign go down to five corners and see us there is one thing. I think the minute a car pulls in there for any reason, I think it's going to open up a whole new field and unfortunately, Mike is not here and I'm 90 percent sure that I am correct and I'll tell you why cause I have property on 207 that I want to do a very similar thing to and it got very complicated. The second the car turned into the property, it became full site plan approval, improvements, blacktopping.

MR. MANS: What about in other words, this is not meant to be a sales area, it's not meant to.

MR. PETRO: Again, I'll say it again. If its strictly, I'm not saying the board's going to go along with it or not, I'm just saying if this is what's presented strictly display, what I mean by display, park 35 or 6 RVs there.

MR. MANS: I might park farm tractors.

MR. PETRO: See us at five corners with a phone number, that is one thing.

MR. MANS: That is what my intent is.

MR. EDSALL: Once you create a situation where you are displaying, people are physically visiting a site to purchase it, it doesn't make any difference if the

cash, transfer and signatures take place someplace else. It's still retail sales.

MR. MANS: What about a hot dog wagon that sits on 207?

MR. EDSALL: They do in fact get a different permit from the town.

MR. PETRO: They get a vendor's permit for three months or six months.

MR. VAN LEEUWEN: Ones on 207 that is State property, we had no control.

MR. MANS: I'm not picking on one particular--what I am saying is--

MR. VAN LEEUWEN: You happen to be right but the ones on 207 we have no control over, that is all State and if it's a Veteran, the State has to let them in. They come in here and they are a Veteran and we have to let them in.

MR. MANS: I'm a Veteran, it's on a State highway.

MR. VAN LEEUWEN: That don't count for you. It depends what you're a Veteran of.

MR. SCHIEFER: World War I doesn't count.

MR. KRIEGER: If you are not selling hot dogs, it's immaterial.

MR. PETRO: I'm a little confused if he is going to have the trailers there, you're telling me he's going to need a curb cut from New York. Is that if someone stops? He can go in through the other side though.

MR. MANS: For the time being to probably do what we don't want them to do, we don't want them to stop because there's nobody there to show them the merchandise anyhow.

MR. EDSALL: It's unrealistic to assume if you are putting them there and you're telling them that they

are for sale, that anybody would buy it without looking at it. So they are going to either stop and look at it without you there or you're going to bring them back down and show it to them. So either way, you're accessing the site. The DOT is not going to tell Casey what he has to have for parking, it's this board's responsibility.

MR. PETRO: I'm talking about the curb cut only.

MR. EDSALL: If you are saying he's going to need parking to accomplish what he wants, he needs a curb cut. If somebody's foolish enough to buy something by drive driving, go over to five corners and say here's your \$25,000, drive it over, that is not realistic. I think he's got to come up with a realistic plan. If you are driving by with a purpose of selling these things, somebody's going to stop and look at it.

MR. MANS: What would you think properly to put an office?

MR. PETRO: I'll tell you what's proper, cut and dry, you need a real site plan. You're going to need the curb cut. You're going to need bathroom facilities. You need an entire feasible site plan for the site. I don't think that anyone has a problem with you displaying trailers. It's permitted in the zone. If it is permitted in the zone and I agree with Mark 100 percent, unless you have chain link fence there, what are you going to do if somebody says I'd like to buy that particular RV or farm tractor or whatever you're going to have there. I think you should come in with a full site plan. It's a nice piece of property. Why don't you do that?

MR. MANS: I'm not sure what I want to do with it. There is a minimum usage that I can dabble with right now, if permitted, that is the only thing.

MR. DUBALDI: Are you going to be bringing people down to look at RVs from your other location to here?

MR. MANS: No. In fact, theoretically, no, because actually we've taken all the RVs out of that particular

area. They've either gone to Vails Gate right now or we have some of the older non-retailable stuff up in this area which is already, that is not even part and parcel of this. But this we'd like to have no, show no display, no nothing, just a storage area because we do have, we're awfully tight right in this little spot in here now and we'd like to be able to utilize that.

MR. LANDER: It seems to me you're going to have a lot line change there, unless you combine both lots.

MR. CUOMO: It's all on one lot.

MR. EDSALL: It's two different lots he's talking about storing vehicles on the, behind the Honda lot on this big lot.

MR. LANDER: Right, yeah.

MR. EDSALL: That is what he said.

MR. CUOMO: We went to the workshop, Mark, we changed this since I have been to the workshop. I scheduled only a workshop with you. What we changed is the application just for this one big lot, we're not going to touch the Honda lot.

MR. EDSALL: Did you not say that in the upper right-hand corner of the large lot you're looking to store?

MR. MANS: Right.

MR. CUOMO: No, it's behind the Honda lot.

MR. EDSALL: That means you're storing for the use on the Honda lot off that lot and storing on another lot which means you're accessory storing on a different lot for a use on a separate lot which I think is what Ron is saying, if you want to store something in connection with a use, make it part of the lot.

MR. LANDER: Right.

MR. VAN LEEUWEN: What are you going to store up there?

I think what the question is what are you going to store up there?

MR. MANS: There's a variety of trucks, older trucks, trucks that we're going to rebuild that we haven't, this sort of thing. It's just a combination of things that we didn't, as I say, we didn't want to take to consolidated at this particular point in time.

MR. VAN LEEUWEN: In other words, it's a vehicle storage area is what you're saying?

MR. MANS: That is right.

MR. VAN LEEUWEN: Not necessarily for the Honda shop.

MR. MANS: It can be for anyone, anything, that is why I wouldn't say that it should have to be combined in any fashion.

MR. DUBALDI: Mark, I have a question. If we grant this as an additional storage area for the Honda lot and down the road he goes and sells the Honda lot to somebody else, can they come in and say well, we have a right because of this, this site plan to store on another lot?

MR. EDSALL: No, I don't think so. I think what you'd be doing you have to consider each lot separately, if you're looking at the large lot and you want to give him permission to store vehicles or other type things in the upper right-hand area of the lot, then that is what you have got to do.

MR. CUOMO: That is what we're going to apply for.

MR. EDSALL: It's important that you apply for something I think we have heard 5 different versions of what could happen and you have to be clear in your mind what you want to have, if you want to bring them people there to sell things, if it's purely display, it's a hard thing to understand.

MR. MANS: That if it's not a crucial item right now. The thing that I would like to particularly have now is

an area for storage, everything is out of sight up behind the trees, it's up behind the Honda, there's no--

MR. PETRO: I want to give you my opinion then you can go to the rest of the board because we're getting redundant a little bit now as far as the storage in the back, you have got so many businesses, I mean so many different vehicles, I don't have any problem if you want to store some more on your other property, you have got 13 acres, I'm sure you're paying a lot in taxes. As far as the front goes, I'm going to sing a different tune. I think and believe it's on 32, it's a nice piece of property, I think you need a site plan and I think it would benefit you in the long run to have a site plan because to just put some vehicles there and say I'm going to let people ride by and look, it's not going to work. Somebody's going to stop and look and they need a parking spot. You need facilities. You need drainage. You need lighting. You need landscaping. You need everything that goes along with the site plan and that is my opinion. Gentlemen?

MR. VAN LEEUWEN: Casey's my neighbor and I really would rather not have a vote.

MR. PETRO: We know that, yes, right up the road that you have a car display but it's not a display area. It's a storage area and it's, there's absolutely no one ever there.

MR. MANS: What do you want to call this then, storage?

MR. CUOMO: Can we do the same thing?

MR. PETRO: You want to store your vehicles not for display or show you cannot and it would only be with a special use permit for one area. Whatever the board may chose that is a different story, that is not what you asked for. You asked for display.

MR. MANS: Storage, display.

MR. PETRO: There's a very big difference.

MR. EDSALL: The other point is that if you put a sign up indicating hey, these are for sale, come see us at the five corners, you're trying to sell them and that is what was conveyed to us at the workshop clearly. In the case up the road it's purely vehicle storage, if you wanted to bring one of those, you couldn't. In this case, you're either storing them or trying to sell them and you can't have a sign that tries to sell them but you're telling the board you're trying to store them.

MR. PETRO: Come up with an exact direction that you want to go in and figure out yourself and come back to the board and if you want to get on the meeting, it's not a problem.

MR. MANS: Well, we have had some difficulty inasmuch as at this particular point in time, I mean fire inspector did not want to allow us to have not one vehicle on that whole 13 1/2 acres. The storage area we have most of everything tucked away. It will all be gone but we did come to the board immediately when we found that he was going to be that harsh in regard to the 13 1/2 acres.

MR. PETRO: Again, that is just my opinion. I don't have a problem with the storage in the back of the property, it's 13 acres. It's hidden out of sight and it is contiguous to your other parcel.

MR. DUBALDI: I wish Mike was here, I'd like to hear.

MR. PETRO: He had unregistered vehicles on the site, it's against town ordinance to have unregistered vehicles, you got cited by the fire department and they wanted them off. But if you have a storage site there but then again, if we're, what's around that area is--

MR. VAN LEEUWEN: I have got a great suggestion. Why don't we get in an automobile and take a look. We can answer Casey's problem no problem because I know where it is.

MR. PETRO: Okay.

MR. VAN LEEUWEN: It really doesn't interfere with anything but if you all see it for yourself there won't be any question.

MR. SCHIEFER: I don't think there's much question about the back area. I tend to agree with Mr. Petro that what's a piece of land that size why not store sufficient in back, whether it comes from the other lot which he also owns, I have no problem with that. The other part is what are you going to do up front.

MR. PETRO: That is correct.

MR. LANDER: Mans owns 13 1/2 acres, he can park anything there he wants as long as fire and safety was upheld. Now the fire department evidently found something that was wrong.

MR. MANS: Well. We went there, you know. The very fact of the matter is we went there originally without any permit or permission from the Planning Board. When I spoke to the building inspector originally and that is three years ago, we have had three, four year recession type economy and we went there with the intent originally of an auction, a five day auction and due to the economy at the time out of about 130 vehicles, I think we sold 7, 8 or 9 vehicles, absolutely a flop. We expected to be there 90 days and at that particular time. They said 90 days, don't worry about it.

MR. PETRO: The State of New York, when they did the intersection, the roads, did they not ask you to move some of them out of Vails Gate so they can do the work there?

MR. MANS: That was part of it as well, that was part of it so it got to be kind of a mixed bag. So we realize that that is the only thing that I know of was it was a violation and we did not have permission to be there for three years, that is what happened.

MR. LANDER: Fire department gave you that?

MR. MANS: Yes.

MR. VAN LEEUWEN: Anybody living in the trailers over there?

MR. MANS: No, no we're not talking about Honda, we're talking about 13 1/2 acres.

MR. VAN LEEUWEN: You don't have any trailers at Honda?

MR. MANS: Yeah, we have a mobile home and storage trailer up in Honda, up behind there's been somebody there for 15 years all the time that I have owned it.

MR. VAN LEEUWEN: That is another subject.

MR. MANS: This was a bone of contention but we're talking about the 13 1/2 acres that does not include--

MR. LANDER: I can't understand why you owned 13 1/2 acres, why would you come in here to ask us for additional storage area when you own 13 1/2?

MR. VAN LEEUWEN: Because of the fire inspectors.

MR. LANDER: What was the violation? I still don't understand.

MR. MANS: I really don't understand it all myself but I do know that I incurred a \$1,500 fine over this whole thing.

MR. KRIEGER: Even if there was a violation, what can the Planning Board do about it? It seems to be apples and oranges.

MR. SCHIEFER: If we approve that as a storage area, give him official approval and there's still a fire hazard, fire department is going to come in.

MR. EDSALL: I think you have got a couple things. Paul and Casey have to nail down exactly what they are asking you for. Same thing Mr. Van Leeuwen is correct that it may be worthwhile for everybody to look at it and if you care to, I can work with John McDonald, I

know there are multiple violations between the two lots. I'll try to issue a memo to the board giving you a synopsis of what's going on from a violation standpoint. So that if you have any safety concerns, you'll understand what's occurring in that regard. I don't think you can accomplish anything more tonight.

MR. MANS: More important you ought to be working with the property owner to work these things out in a sensible sort of away.

MR. EDSALL: I think we're trying but it's very difficult.

MR. MANS: Some of the stuff is nonsense, I'm telling you.

MR. EDSALL: Ignoring the violations which you know obviously they had to have some merit, otherwise John McDonald couldn't have convinced the judge to agree with him. But from a Planning Board standpoint, you can't review something that you are not being told what they want, they have to propose something for you to review it.

MR. MANS: I thought I had proposed something evidently I've proposed an improper--

MR. EDSALL: It's changed, we have to focus it so we know exactly what you want and how to treat it and I think we can work on that.

MR. CUOMO: We are only working on the one lot, the other lot is out of the picture as far as we're concerned for the Planning Board tonight.

MR. PETRO: Bottom line do you want strictly storage for RVs with no access?

MR. MANS: If you say to me that is really sufficient for me, I mean this is my really concern when a man comes on to my 13 1/2 acres and I've got 30, 40 vehicles on that and he says I don't see nothing but grass and trees in 30 days or 15 days whatever the case might be, I mean where am I going to go with all this

stuff? That is my main concern is storage and if you want to say this is storage, put up a fence along the front of it and this is storage, if you need it, I don't even want to come to the front of there unless I need it and I don't think I need it.

MR. PETRO: What we're going to do is we're going to take a look at the site, especially the one in the back. We have another meeting in two weeks and at that time, I think you have to go come back for discussion, I think you should have a better indication what you want to do with the front piece, give it some serious thought, you might want to come up with a site plan.

MR. MANS: I really don't know what I want to do.

MR. PETRO: Go one way or the other. I know for a fact that if you park some vehicles there and people start looking.

MR. MANS: I want to keep it looking nice. I want to keep it clean. That is the way it was. We mowed it and it was like a Par 3 prior to this vehicle parking and then we mowed around the trailers and we keep it looking neat and clean and I want it that way. If I got that portion, this back, even if it is just if we did that only right now or not right now but at the next meeting, I mean then I'm in pretty good shape.

MR. PETRO: Let's shoot for that. We'll go down and take a look at it and come back at the next meeting, we'll try to get that resolved and at that time, maybe you'll have a better idea of what you would like to do in the front.

MR. SCHIEFER: I'd like Mark to go ahead, what he suggested, what's the violation all about, what was it because I don't want to create what they shut down.

MR. PETRO: Can we find out Mark?

MR. EDSALL: Yeah, I do think Casey's correct in the fact that the violation came down to having this operation where there was storage of vehicles that required Planning Board approval and there was no

October 28, 1994

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approval, so he's here seeking that approval but I'll confirm that, make sure there's no other issues.



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Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN OF New Windsor P/B # -
WORK SESSION DATE: 2 Nov 94 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: re-plan
PROJECT NAME: Man (Rt 32)
PROJECT STATUS: NEW X OLD
REPRESENTATIVE PRESENT: Casby
TOWN REPS PRESENT: BLDG INSP. fixed up
FIRE INSP. bin
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- may want to have temp renewable vehicle storage
- show temp access road.
- they will go to DOT re no permit? if access off Fern.
- also storage
- p 2702 Junkyard
- rear area of storage - may not be in running & operable condition - is it a junkyard?

my
call
Kriege

3MJEE9

to P/B for follow up discussion



McGOEY, HAUSER and EDSALL
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(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # -
WORK SESSION DATE: 18 Jan 1995 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: NO REQUIRED: Full
PROJECT NAME: Rt 32 Mans
PROJECT STATUS: NEW X OLD
REPRESENTATIVE PRESENT: Casey Mans
MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- verify Rt 32 P/s easement limits.
- Check survey - #'s don't match. scaled.
- verify where fence ends
- call out "existing"
- NEED SURVEY (L.S.)

next available agenda
after plans

4MJ91 pbwsform



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # -
WORK SESSION DATE: 16 Aug 95 APPLICANT RESUB.
REQUIRED: Later
REAPPEARANCE AT W/S REQUESTED: yes
PROJECT NAME: Mans Rt 32
PROJECT STATUS: NEW X OLD
REPRESENTATIVE PRESENT: Casey Mans; Joe England Esq
MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. Rich
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- discuss difference between storage of vehicles and display (for purpose of sales)
- he wants motor vehicle storage
- he really seems to want to display & then sell remote
- he needs to decide what he wants
- if display/sales, needs parking & curb cut.
- add P's and easement onto plan
- must use checklist — totally incomplete

DISCUSSION:

MANS, CASEY SITE PLAN - WINDSOR HIGHWAY

Paul Cuomo appeared before the board for this discussion.

MR. PETRO: We did schedule a site visit for this applicant at the last meeting and I asked Myra to call everyone and please ask each member to go down there independently and review the site which I did, myself, Paul, again. I know it's unfortunate Mr. Mans is not here at this time.

MR. CUOMO: Yeah, I don't know where he is. He went out of town or something.

MR. PETRO: I went down there again we're talking about two separate things, one is the parking in the rear of the property and the front of the property. As far as I'm concerned, I don't even want to discuss that until he comes up with some viable site plan. The rear of the property is already bulldozed, it's been constructed, there's roads there, there's about 15 to 30 vehicles parked on it.

MR. CUOMO: Up in here?

MR. PETRO: Yes, it's all done, it's shaled and again, once he, before coming to the board, he's gone and constructed something and then come to the board and asked if it's okay. I, frankly, I didn't have a problem, I don't think that Carl or maybe the other members with parking vehicles the, man owns how many acres, 10, 20 acres.

MR. CUOMO: 13 acres.

MR. PETRO: He wants to park some vehicles but why keep building things and then come to the Planning Board? I don't understand the purpose of this. He's got one road cut along the easterly portion of the property. It connects, there's a road.

MR. LANDER: Right along the side of the beauty salon.

MR. PETRO: Correct and the entire site has been excavated, shaled and it's a parking lot.

MR. CUOMO: So you would want all that on the map?

MR. PETRO: Of course.

MR. SCHIEFER: We would have liked to have known it before it happened.

MR. PETRO: That is right. Again, I know you're standing there, you don't even really know what's happened there and it's frustrating to all the board members and myself. You're trying to work with the man and he keeps building things before he comes to the board.

MR. CUOMO: I was in here just for the storage.

MR. PETRO: I'm not going to look at the storage, I don't know about the other members, I'm not going to entertain it. We're going to get the other one cleared up first and then I want to see a real site plan for the storage, drainage, lighting. I want to see access for the curb cut so until there's a real plan, I'm not going to look. The other members can do what they want. As far as the rear is concerned, you have to draw what he has built on the plan and again, that is where I am coming from.

MR. DUBALDI: I agree, Mr. Petro. Do it right or don't do it at all.

MR. LANDER: Exactly

MR. CUOMO: Then you want a complete site plan with curb cuts?

MR. PETRO: For the front. As far as the rear, you're asking us to approve something and it's there, it's existing but it's not on the plan. You're not showing us anything. You're showing us 13 acre parcel so I would suggest going to the site and putting on the plan what he has built. I don't think that is being

unreasonable for a Planning Board.

MR. CUOMO: No, absolutely not.

MR. PETRO: All right.

MR. CUOMO: What about just one question on the front though, what do you need on the front, this is storage.

MR. PETRO: No, I'm talking about the storage of the vehicles that is on the rear of the property and the front he's proposing storing RVs there is that what that is?

MR. CUOMO: Yes, it is.

MR. DUBALDI: Where is the curb cut for the property?

MR. CUOMO: Well, this is storage.

MR. SCHIEFER: You're going to put a curb cut there, Paul, he said there will no access to that from the main highway.

MR. CUOMO: Well, as far as I'm concerned.

MR. DUBALDI: Is there a DOT curb cut down there now?

MR. CUOMO: Nope. You have to have a cut, the DOT has to approve that I come here tonight, just for this storage here, I mean if there's more stuff here that you want included.

MR. PETRO: Well, the applicant had asked us to include and to review the storing of some vehicles in the back portion of the property.

MR. SCHIEFER: My personal opinion until the map is brought up to date, I agree with the Chairman, I'm not going to take any action on the storage area at all cause if we do, we'll never get what we're asking for up there.

MR. LANDER: Absolutely, Carl.

MR. SCHIEFER: It's not your fault, Paul, but until the map is up to date, we see what's in there, I'm not going to go further.

MR. PETRO: And again, I believe the applicant is not declaring himself to what he actually wants to do, making it clear to the board with that front piece of property. Storage area storage of what looks like chicken coops, that is what it looks like.

MR. CUOMO: Well, these are parking spaces. They are 10 by 20 parking spaces and they've got 25 feet backup.

MR. PETRO: There's no measurements on the plan at all, backing up areas to come out of the spots.

MR. CUOMO: We can put the measurements.

MR. PETRO: That is what I am saying, come up with some viable site plan here.

MR. SCHIEFER: Before you do that--

MR. PETRO: I want to clear up the rear of the property first.

MR. CUOMO: We'll concentrate on the rear.

MR. PETRO: Do the rear first. In the meantime, ask Mr. Mans to tell us exactly what he wants to do on the front portion of the property which again is right on Route 32, is very visible, we need to have a viable site plan. Let's start with the rear of the property what he's already built and does not show on the site plan you're showing us tonight, okay?

MR. CUOMO: Fine.

MR. SCHIEFER: That is exactly what you were told last week, by the way.

MR. PETRO: Right, I went there three days after the last meeting, I drove through it myself. I was there probably a half hour and it's completely built.

November 9, 1994

29

MR. DUBALDI: I also would like to see on the map where access to this lot is going to be from Route 32, specifically.

MR. PETRO: Well, he needs a viable site plan.

MR. CUOMO: Well, that will be as a site plan.



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CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

9 November 1994

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MEMORANDUM

TO: Town of New Windsor Planning Board Members

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: MANS PROPERTY - NYS ROUTE 32
PROPERTY - SECTION 9 - BLOCK 1 - LOT 106.2
MHE JOB NO. 87-56/T1-3

As per the discussions at the October 26, 1994 Planning Board meeting, I have reviewed the available records with regard to the violations that were issued at the subject property. Please keep in mind that this property is the large vacant lot, not the "Honda" lot (Tax Lot 22) which adjoins this property.

I have reviewed five (5) "appearance tickets" issued by the Town Assistant Fire Inspector, John McDonald. Each of these five (5) appearance tickets were issued jointly to property 9-1-106.2 and 9-1-22. In general, these violations are as follows:

1. Violation of Chapter 17 - Subdivision 1 - Dumps and Dumping.
2. Violation of Chapter 48 - Subdivision 16-G - Storage and Parking of Trailers and Boats.
3. Violation of Chapter 48 - Subdivision 12 - No Site Plan Approval.
4. Violation of Chapter 48 - Subdivision 16-H - Storage of Trailers, Vans, Etc.

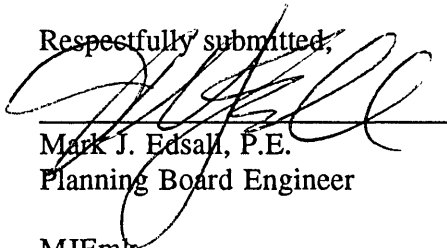
9 November 1994

**MEMORANDUM
PAGE 2**

5. Violation of Chapter 27 - Subdivision 3 - Operating a Junkyard in Other Than a General Industry (GI) Zoning District.

I will have copies of the individual appearance tickets with me at the 9 November 1994 meeting, as well as a copy of the Town Code. At that time, if you wish to further review the details of the appearance tickets or specific provisions of the Code, I will be pleased to do so, as the Board feels appropriate.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:11-9-E.mk

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Storage Property, Route 32

Date: 5 March 1998

Planning Board Reference Number: PB-98-2

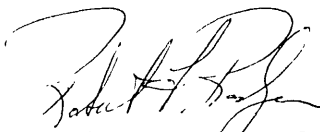
Dated: 5 March 1998

Fire Prevention Reference Number: FPS-98-011

A review of the above referenced subject site plan was conducted on 5 March 1998.

This site plan is acceptable.

Plans Dated: 4 March 1998 Revision 4.

A handwritten signature in black ink, appearing to read 'Robert F. Rodgers', is written over a horizontal line.

Robert F. Rodgers; C.C.A.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99 1

DATE PLAN RECEIVED: RECEIVED MAR - 5 1998

RECEIVED

MAR 05 1998

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ☒
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒
disapproved ☐.

If disapproved, please list reason _____

W. James Sullivan 3/5/98
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

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555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98-2

DATE PLAN RECEIVED: 10-10-98

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

Storage Prop - Rt. 32 _____ has been
reviewed by me and is approved L
disapproved _____.

If disapproved, please list reason _____

This property is near water lines -
will locate if necessary

HIGHWAY SUPERINTENDENT DATE

Steve D. D'Amico 3-6-98
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF NEW WINDSOR

P/B # 98-2

WORK SESSION DATE: 4 MAR 98

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No

new plan for mts.

PROJECT NAME: Manr Rt 32 Storage

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: PVC

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Rt 32 Storage

add "Storage area" front
add "Vehicle Storage" rear
take out gates

get PVC plan back

next avail agenda after plan

MEMO

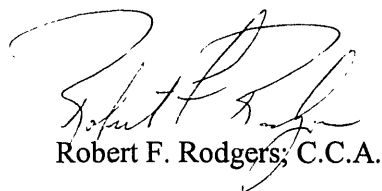
To: New Windsor Planning Board
From: Town Fire Inspector
Subject: Mans Rte. 32 Storage Property
Date: 12 January 1998

Planning Board Reference Number: PB-98-2
Dated: 9 January 1998
Fire Prevention Reference Number: FPS-98-002

A review of the above referenced subject site plan was conducted on 9 January 1998.

This site plan is approved.

Plans Dated: 7 January 1998 Revision 2.



Robert F. Rodgers, C.C.A.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

JAN 09 1998

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 2

DATE PLAN RECEIVED: RECEIVED JAN - 9 1998

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓

disapproved _____

If disapproved, please list reason _____

W. James Cuth 1/9/98
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 2

DATE PLAN RECEIVED: RECEIVED JAN - 9 1998

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Storage Prop - Mans Bros - owner has been
reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

HIGHWAY SUPERINTENDENT DATE

John D. Don - 1-12-97
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE MEMORANDUM

TO: New Windsor Planning Board

FROM: Town Fire Inspector

DATE: June 9, 1998

SUBJECT: Mans Storage Property- Route 32

Planning Board Reference Number: PB-98-2

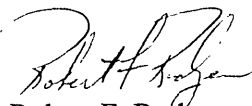
Dated: 8 June 1998

Fire Prevention Reference Number: FPS-98-025

A review of the above referenced subject site plan was conducted on 8 June 1998.

This site plan is acceptable.

Plans Dated: 3 June 1998 Revision 5



Robert F. Rodgers; C.C.A.
Fire Inspector



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # -

WORK SESSION DATE: 7 Jan 98 APPLICANT RESUB.
REQUIRED: new plan full off

REAPPEARANCE AT W/S REQUESTED: Not now

PROJECT NAME: Mans - Rt 32 storage

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: PVC

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. RICH
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- gate at scar for vehicle access
- clarify - fence exist or proposed
- if proposed. call out height and type.
- add fence in front
- 4' wide locked
- 6' chain link fence proposed.

P/A

next agenda
after plans
& app



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # -

WORK SESSION DATE: 3 DEC 1997 APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Rt 32 N Vehicle Storage

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: PVC

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- off limits area.
 - proposed vehicle storage
 - access from rear (fence in way)
 - sign - storage only
 - no access off Rt 32
 - move fence to provide gate for access
 - see notes on back.
 - add "30' x 190' vehicle" to site
 - add 55' x 10' ^{storage} area
 - temporary time period?
- 4MJE91 pbwsform



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B # _____

WORK SESSION DATE:

5 Nov 97

APPLICANT RESUB.
REQUIRED: _____

REAPPEARANCE AT W/S REQUESTED:

Yes

PROJECT NAME:

Mans Storage Area (Rt 32)

PROJECT STATUS: NEW 2 OLD _____

REPRESENTATIVE PRESENT:

Phil Schnabel Esq. P/C; Carey

MUNIC REPS PRESENT: BLDG INSP. _____

FIRE INSP. X

ENGINEER X

PLANNER _____

P/B CHMN. _____

OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Rt 32 near SPS. 9-1-10.62

- display & storage area.

C zone -

- called "display & storage" change to "storage" *

- must be storage only -

all types of vehicles -

- access from back

call out rear area as vehicle storage also *

- call out bulk info -

Cross hatch
OK to front area also for clarity

- show sign w/ text

4MJ91 pbwsform



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # -

WORK SESSION DATE: 19 Oct '94 APPLICANT RESUB.
REQUIRED: Plan @ 1/5
discussion

REAPPEARANCE AT W/S REQUESTED: later

PROJECT NAME: Mans Rt 32 (large lot)

PROJECT STATUS: NEW x OLD

REPRESENTATIVE PRESENT: Casey, Mans / PVC /

MUNIC REPS PRESENT: BLDG INSP. ted up. → att liste
FIRE INSP. Rich
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- display area
 - wants keep as grass
 - no sales people there
 - signs - per code one sign total 6' x 8'
 - temp sign or permanent
 - add easement for SD 24
 - DOT app'l A-15 or A-21
- discussion next
agenda.

4MJ E91 pbwsform



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # -

WORK SESSION DATE: 5 Oct 94 APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: ?

PROJECT NAME: Carey Mans S/P

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Pvc

MUNIC REPS PRESENT: BLDG INSP. out/v
FIRE INSP. Att SK Rich.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

At 32 property.
#A-16 or A-21 and A-15

- Since no new motor vehicles, will probably need variance
- P/B, what is dmt cvg - code says 10%
- possible need for variance for trailers on m/c lot.
- show loc of vehicles; access lanes; finished lanes;
- Two applications, one for each lot.
- DOT approval for access -; show P/c easement to Town.

4MJE91 pwsform

deadline w/ Judge 10/18



98 - 2
RECEIVED JAN - 9 1998
TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 9 Block 1 Lot 10-62

1. Name of Project STORAGE AREA RT 32
MANS BROS REALTY INC
2. Owner of Record CLARENCE P. MANS Phone 562-6003

Address: 871 BLOOMING GROVE TPKE VALES GATE NY
(Street Name & Number) (Post Office) (State) (Zip) 12584

3. Name of Applicant SAME Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan PAUL V. CUOMO Phone 567-0063

Address: SUITE 704 3005 D ST STEWART AIRPORT
(Street Name & Number) (Post Office) (State) (Zip) N. WINDSOR 12553

5. Attorney PHILIP H. SCHNABEL Phone 562-6003

Address: P.O. BOX 247 RT 94 + OLD TEMPLE HILL RD VALES GATE NY
(Street Name & Number) (Post Office) (State) (Zip) 12584

6. Person to be notified to appear at Planning Board meeting:

PAUL CUOMO 567-0063
(Name) (Phone)

7. Project Location:

On the WEST side of RT 32 _____ feet
(Direction) (Street) (No.)
_____ of _____
(Direction) (Street)

8. Project Data: Acreage 13.38 Zone C School Dist. UBG

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes ☒ No ☒

*This information can be verified in the Assessor's Office.

VERIFIED BY ASSESSOR P. CUOMO 11/9/98

*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".

10. Description of Project: (Use, Size, Number of Lots, etc.) 13.38 ACRES
85,000 SQ FT FOR STORAGE AREA (2 ACRES)
+ 23,000 " " " (1.5 ACRES)

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes ☒ no ☒

12. Has a Special Permit previously been granted for this property? yes ☒ no ☒

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

18 DAY OF NOV 1997


APPLICANT'S SIGNATURE


NOTARY PUBLIC

CLARENCE P. MANS
Please Print Applicant's Name as Signed

PHILIP H. SCHNABEL
Notary Public, State of New York
Registered in Orange County

***** REG. NO. 0690584 *****

TOWN OF ORANGE
RECEIVED JAN - 9 1998

DATE APPLICATION RECEIVED

98 - 2
APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

RECEIVED JAN - 9 1998

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

MAN'S BROS REALTY INC
CLARENCE P. MAN'S, deposes and says that he resides
(OWNER)

at 871 BLOOMING GROVE TIRE VAILS GATE NY in the County of ORANGE
(OWNER'S ADDRESS)

and State of NY and that he is the owner of property tax map

(Sec. 9 Block 1 Lot 10.62
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in

the foregoing application and that he authorizes:

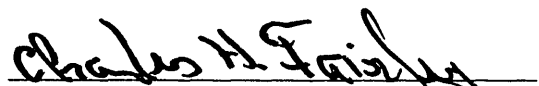
PAUL V. CUOMO
(Applicant Name & Address, if different from owner)

SUITE 704 3005 D ST STEWART AIRPORT N. WIND.
(Name & Address of Professional Representative of Owner and/or Applicant) 12553

to make the foregoing application as described therein.

Date: 11-18-97


Owner's Signature


Witness' Signature

Applicant's Signature if different than owner


Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

PROJECT I.D. NUMBER

617.21

98-2

SEQR

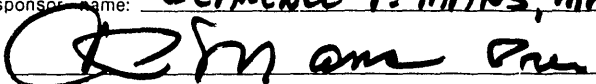
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR CLARENCE P. MANS - MANS BROS REALTY	2. PROJECT NAME STORAGE AREA-RT 32
3. PROJECT LOCATION: Municipality NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) WEST SIDE RT 32 370' S. OF FERN AVE	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: TO PROVIDE STORAGE AREA ONLY FOR APPLICANTS BUSINESS STORAGE NEEDS I.E. RV'S, ANTIQUE VEH, FARM EQUIP, ETC COLLECTIBLE	
7. AMOUNT OF LAND AFFECTED: Initially 13.38 acres Ultimately 2.5 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: CLARENCE P. MANS, MANS BROS REALTY Date: 1-7-98	
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

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PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another Involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: 	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

SITE PLAN CHECKLISTITEM

1. ☒ Site Plan Title
2. ☒ Applicant's Name(s)
3. ☒ Applicant's Address
4. ☒ Site Plan Preparer's Name
5. ☒ Site Plan Preparer's Address
6. ☒ Drawing Date
7. ☒ Revision Dates
8. ☒ Area Map Inset
9. ☒ Site Designation
10. ☐ Properties within 500' of site
11. ☐ Property Owners (Item #10)
12. ☒ Plot Plan
13. ☒ Scale (1" = 50' or lesser)
14. ☒ Metes and Bounds
15. ☒ Zoning Designation
16. ☒ North Arrow
17. ☒ Abutting Property Owners
18. ☒ Existing Building Locations
19. ☒ Existing Paved Areas
20. ☒ Existing Vegetation
21. ☒ Existing Access & Egress

PROPOSED IMPROVEMENTS

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- 22. ☐ Landscaping
- 23. ☐ Exterior Lighting
- 24. ☒ Screening
- 25. ☒ Access & Egress
- 26. ☒ Parking Areas
- 27. ☒ Loading Areas
- 28. ☒ Paving Details (Items 25 - 27)
- 29. ☐ Curbing Locations
- 30. ☐ Curbing through section
- 31. ☒ Catch Basin Locations
- 32. ☐ Catch Basin Through Section
- 33. ☒ Storm Drainage
- 34. ☒ Refuse Storage
- 35. ☒ Other Outdoor Storage
- 36. ☒ Water Supply
- 37. ☒ Sanitary Disposal System
- 38. ☒ Fire Hydrants
- 39. ☒ Building Locations
- 40. ☐ Building Setbacks
- 41. ☐ Front Building Elevations
- 42. ☐ Divisions of Occupancy
- 43. ☒ Sign Details
- 44. ☒ Bulk Table Inset
- 45. ☒ Property Area (Nearest 100 sq. ft.)
- 46. ☒ Building Coverage (sq. ft.)
- 47. ☐ Building Coverage (% of total area)
- 48. ☐ Pavement Coverage (sq. ft.)
- 49. ☒ Pavement Coverage (% of total area)
- 50. ☒ Open Space (sq. ft.)
- 51. ☐ Open Space (% of total area)
- 52. ☐ No. of parking spaces proposed
- 53. ☒ No. of parking spaces required

WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR
WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL
DISTRICT, PLEASE NOTE THE FOLLOWING:

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36. Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: Paul H. Brown 1/8/98
Licensed Professional Date

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ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

NOT IN
FLOOD HAZARD
AREA